



Café Le Monde

36 NEWMARKET STREET, AYR, KA7 1LP



Thé Bussiness

McEwan Fraser Legal is delighted to present to the market the popular and well-known Cafe Le Monde located on a pedestrianised shopping street within Ayr town centre. Due to early retirement, the business is being offered as a going concern on a lease hold basis.

Cafe Le Monde is well known within the area and benefits from local repeat clientele, as well as plenty of passing tourism trade due to its prominent position on Newmarket Street.



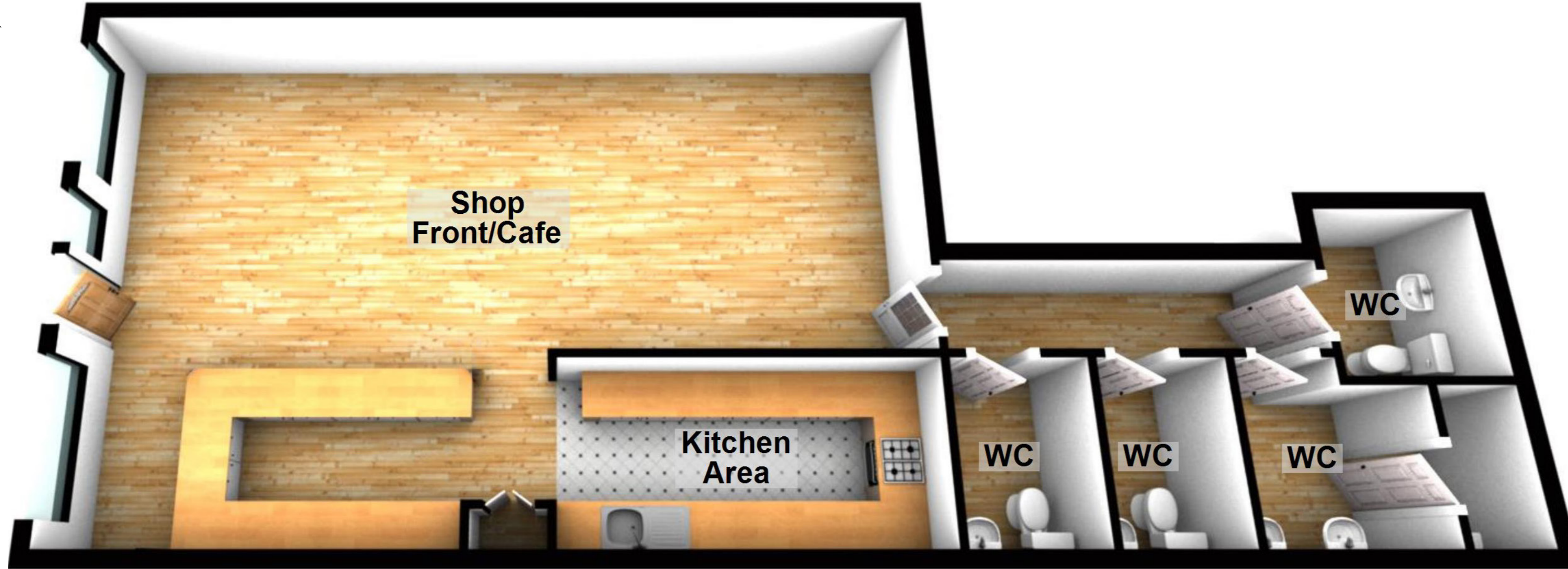
The current owners have worked hard to establish the business over the last 15 years and it is now one of Ayrshires 'go-to' cafes with a 4.5 rating on TripAdvisor. The floor area is approx 68 sq mt and is currently set for 35 covers internally and up to a further 30 covers externally. The commercial kitchen has all the equipment required to prepare the popular menu items easily.

Accommodation comprises a welcoming cafe area with an open plan kitchen, ladies and gents facilities to the rear as well as a good size storage area. Externally to the front of the cafe is a decorative awning and tables and chairs offering the option for further covers. The current operating hours are Monday-Saturday 9am-3pm, with the option to increase the opening hours remaining.









Thé Details

Approximate Dimensions

(Taken from the widest point)

Shop Front/Cafe 9.65m (31'8") x 6.10m (20'0")

Gross internal floor area (m²): 68m²

Services - Mains gas, electric, water and drainage.

Tenure - Leasehold

Accounts - Will be made available following a viewing.



Thé Location

Newmarket Street is situated in the heart of the seaside town of Ayr town's centre. A pedestrianised, retailing location linking High Street with Sandgate, which is the main thoroughfare and where on street car parking can be found.

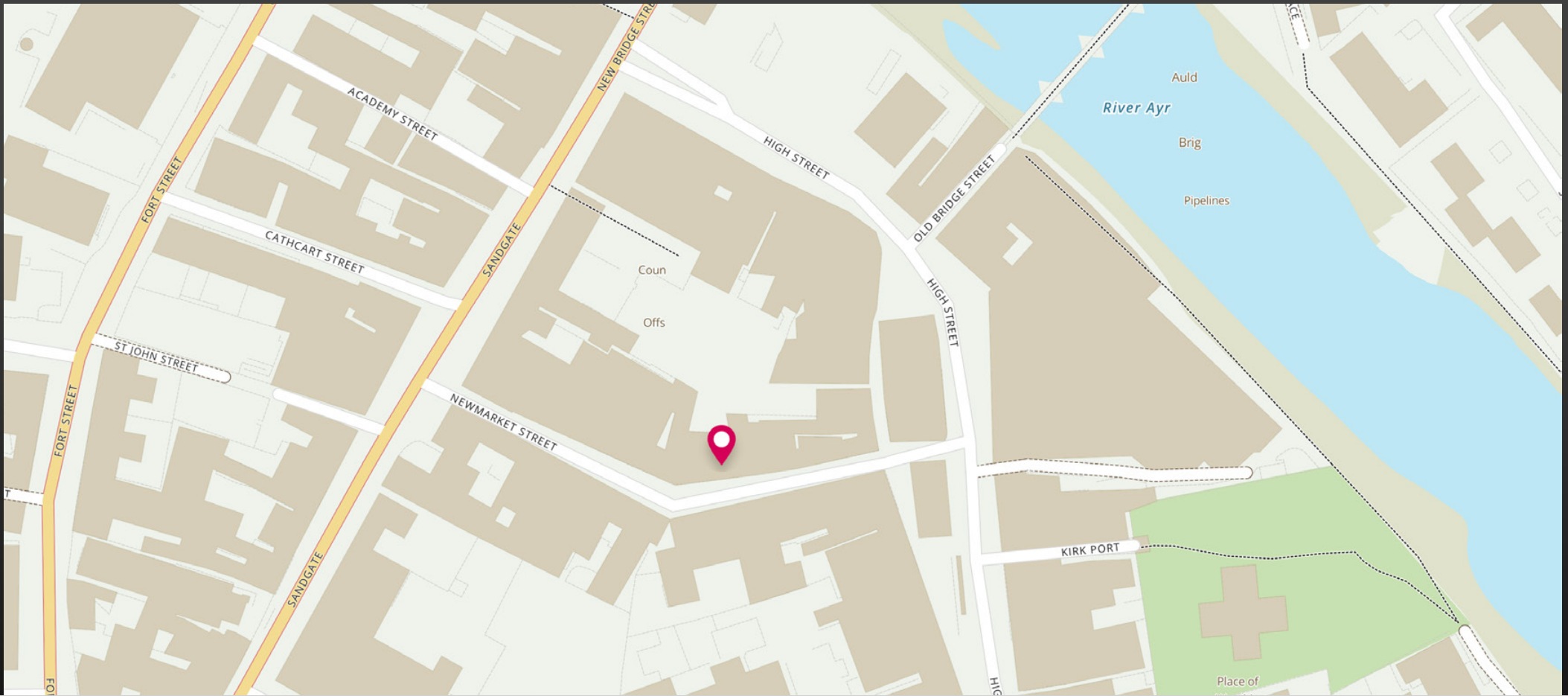
Occupiers nearby include restaurants, arts and craft shops/workshops, cafes, bars, offices, art gallery, individually owned boutiques a real variety of shops.



Ayrshire is a historic county and registration county in south-west Scotland, located on the shores of the Firth of Clyde, this is the region that gave Scotland's National Bard, Robert Burns. Many explore the great Burns attractions, take a wander around the ancient castle, or learn about the Vikings who once set foot on these very shores.

Ayrshire also produces a range of tasty treats that you won't want to miss. Try the fresh seafood, caught daily off the shore, sit down to the main course of local lamb, beef or pork combined with Ayrshire 'tatties' or indulge your sweet tooth with ice cream, chocolate and more. With three Open Championship venues, five of the UK's top 100 golf courses and golf passes, it's easy to see why this is one of Scotland's top regions for golf.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer



@mflcommercial



@mcewanfraserlegalcommercial



@mcewanfraserlegalcommercial