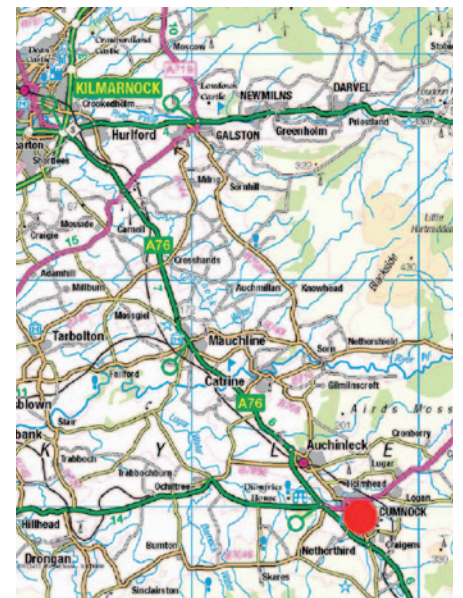




30 The Square, Cumnock, KA18 1AR

- Prominent town centre location
- Attractive traditional features
- Potential for 100% Rates Relief
- 173.40 sq m (1,866 sq ft)



LOCATION

Cumnock has a resident population of just over 9,000 persons and is located approximately 13 miles south of Kilmarnock and 13 miles east of Ayr, connected by the A76 and A70 respectively. The A70 also provides access to the M74. The property is located on The Square, immediately adjacent to the New Image Hair and 123 ABC Baby Shop.

DESCRIPTION

The subjects comprise ground floor office accommodation contained within a two storey and attic building of solid stone construction beneath a pitched and slated roof. Access is gained via a single pedestrian doorway from the front elevation.

FLOOR AREAS

According to our calculations the subjects extend to a Net Internal Area of 173.4 sq m (1,866 sq ft). All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £11,200. The current Uniform Business Rate for the financial year 2017/2018 is 46.6p per pound of Rateable Value excluding water and sewerage charges.

TOWN PLANNING

We assume that the property benefits from Use Class 2 (Financial, Professional and Other Services) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

The property is Category B Listed.

RENT

£10,752 per annum



LEASE DETAILS

The premises are held on an FRI lease expiring 7th September 2034 at a passing rent of £10,752 per annum, which is subject to annual RPI uplifts. The property is available by way of an assignment or sub-lease and incentives may be available, subject to covenant.

VAT

The quoting rental is exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

EPC RATING

F

To arrange a viewing contact:



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IMPORTANT NOTICE

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6. Date of Publication: February 2018