



- Pedestrianised town centre location
- 199.2 sq. m. (2,144 sq. ft.)
- Modern building
- Competitive rental
- Opposite Marks & Spencer

#### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

[www.shepherd.co.uk](http://www.shepherd.co.uk)

#### LOCATION

The subjects are located on King Street in Kilmarnock's prime pedestrianised retailing area with surrounding occupiers including Marks & Spencer, Vodafone and Thomas Cook.

Kilmarnock is the principal settlement in the East Ayrshire Council area with a population of around 43,500.

The town enjoys good transport links by road and rail being 20 minutes drive time south of Glasgow via the M77.

#### THE PROPERTY

The subjects comprise the second floor of a mid terrace ground floor open plan retail unit having rendered brick or block walls with pitched roof clad in slate.

The property is accessed via a staircase which is shared with the occupier of the first floor.

The subjects are also available for Class 2/3 uses.

- Two Stock Rooms
- Two Offices
- Staff Rest Room
- Staff W.C.

There is potential to convert to open plan.

#### FLOOR AREA

The approximate net internal floor area is as follows:

199.2 sq. m. (2,144 sq. ft.)

#### RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:-

RV £12,100

100% rates relief may be available under the Small Business Bonus Scheme for qualifying occupiers.

## ENERGY PERFORMANCE CERTIFICATE

The building energy rating is 'E+'. A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on the basis of a new full repairing and insuring lease of negotiable length.

## RENTAL

Rental offers over **£10,000 per annum** are invited.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for tax and recording fees in the normal fashion.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## VIEWING

For further information or viewing arrangements please contact the sole agents:

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