



FOR SALE

43 John Finnie Street, Kilmarnock

43 John Finnie Street, Kilmarnock, UK KA1 1BL



Office for sale, 4,078 sq ft, p.o.a

For more information visit <https://www.realla.co.uk/m/36715-43-john-finnie-street-kilmarnock-43-john-finnie-street>

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Modern office investment for sale

The subjects comprise a two storey building of stone and brick construction roughcast rendered externally beneath a pitched roof clad in profile metal sheeting. The building is back lying and is accessed via a shared pend access from John Finnie Street. Internally the office accommodation has been sub-divided and comprises 43A, 43B and 43C John Finnie Street, Kilmarnock.

43A is occupied by Barnardo's on a 3-year lease from 18 November 2019 with annual break options on an Internal Repairing and Insuring basis at a rental of £8,000 per annum, payable quarterly in advance.

43B and 43C are occupied by Action For Children Charity. The original lease commenced on 1 May 2012 for a period of 5 years on an Internal Repairing and Insuring basis and currently continues under tacit relocation on a year-to-year basis. The current passing rent is £19,000 per annum, payable monthly in advance.

Highlights

- Combined rental of £27,000 per annum
- Fully-let investment
- Town centre location

Property details

Price	P.O.A
Building type	Office
UBR 2019/2020	0.49
VAT	VAT is not currently payable upon the purchase price.
Tenure	Freehold
Deal type	Investment
EPC category	F+
Size	4,078 Sq ft

Unit	Floor	Size sq ft
43A	Ground	1,080 NIA
43B	Ground	885 NIA
43B	First	1,316 NIA
43C	First	797 NIA

More information

[Visit microsite](#)

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Contact us

Graham + Sibbald

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Quote reference: KIL-2018\06\0040

Viewings strictly by appointment through Graham + Sibbald.

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