



1 Langlands Brae, Kilmarnock, KA1 2AG

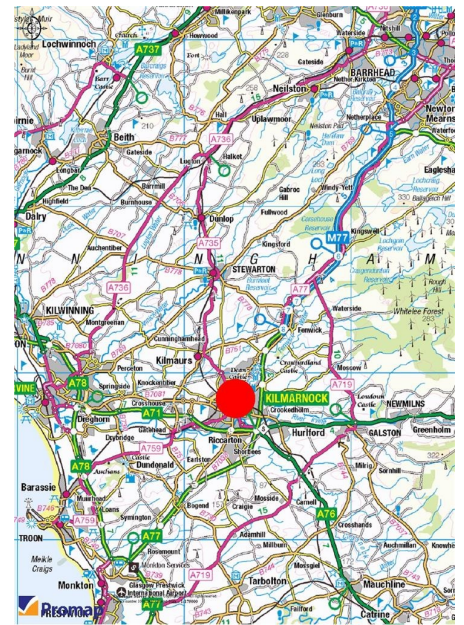
- Unique town centre location
- Dedicated car park
- Subject to ground lease at £8,000 p.a.
- 837.36 sq m (9,014 sq ft)

The subjects comprise a two storey detached building of concrete frame construction with cavity brick outer walls partly roughcast externally under a flat roof. The retail accommodation at ground floor level benefits from a part aluminium glazed, part UPVC double glazed frontage with central double recessed aluminium double glazed doors. A staircase to the north west elevation at ground floor provides access to the first floor accommodation.

The property is situated on a sloped site, thus the upper floor accommodation is actually accessed from the ground floor level to the rear elevation. The upper floor accommodation has been further sub-divided.

A tarmac surfaced dedicated car park pertains to the rear elevation and is accessed via double metal gates and surrounded by fencing.

The building is owned on an absolute ownership basis, however it is subject to a ground lease over the site from 15th May 1970 to 14th May 2029. We are advised by the ground landlord that an extension to the ground lease is available under separate negotiation at a revised ground rent of £8,000 p.a. The ground lease is not capable of purchase.



LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main administrative centre of the Council. The town has a resident population of approximately 46,159 persons (Census 2011) and draws on a wider rural catchment and population of surrounding towns and villages.

Kilmarnock is situated approximately 7 miles east of Irvine and 13 miles north west of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/M77 trunk roads respectively. The A77/M77 provide direct access to Glasgow and the Scottish motorway network.

The subjects are situated on the north of Kilmarnock town centre and more specifically on the north side of Langlands Brae to the west of its junction with John Finnie Street and West George Street. The property lies adjacent to Kilmarnock Railway Station which is situated to the north of the subjects.

TENURE

Freehold. Offers in the region of £80,000 are invited.

SIZE

Floor	Sq Ft	Sq M
Ground	4,917	456.79
First (Part)	1,374	127.64
First (Part)	2,723	252.97
Total	9,014	837.40

RATES

The current rateable value is £26,500. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

The sale price is quoted exclusive of VAT.

LEGAL COSTS

Each party are to bear their own legal costs incurred with this transaction.

EPC

EPC rating 'G'. Certificate available on request.

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.

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