

LEASE FOR SALE

RETAIL / OFFICE PREMISES

30 THE SQUARE, CUMNOCK, KA18 1AR

LOCATION

Cumnock is a town in the South West of Scotland. There is a resident population of approximately 15,000 people. The town is located 15 miles to the east of Ayr, 37 miles south of Glasgow and 20 miles east of Troon.

The Square is one of Cumnock's main retail thoroughfares. The property occupies a prominent position with good visibility and frontage.

DESCRIPTION

The premises comprises a retail/office premise forming part of a three storey stone building. The property benefits from retail accommodation at ground floor level only.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Ground Floor	1,884 sq ft	175.03 sq m
--------------	-------------	-------------

RENT

The current passing rent is £10,752 per annum.

LEASE TERMS

The property is available by way of an assignation or sub-lease arrangement, with the current lease running until 7 November 2034.

TERMS

Subject to covenant, incentives are available with further details on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for any LBTT and any VAT incurred thereon.



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll (2019/20) as follows:

Rateable Value	£10,873
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.49
Rates Payable	£5,328 pa

Please note that the rates payable may be subject to relief from the small business rates scheme or recent government measures announced to assist businesses. Further details upon request.

VIEWING

Strictly by appointment only through the sole letting agent.

PETER HUTTON

Partner

+44 141 304 3210

07585 509 466

peter.hutton@cushwake.com

KEVIN NEALIS

Senior Surveyor

+44 141 223 8798

07747 008 474

kevin.nealis@cushwake.com

TARA MORROW

Graduate Surveyor

+44 141 304 3235

07717 304 920

tara.morrow@cushwake.com

CUSHMAN & WAKEFIELD

199 St Vincent Street,

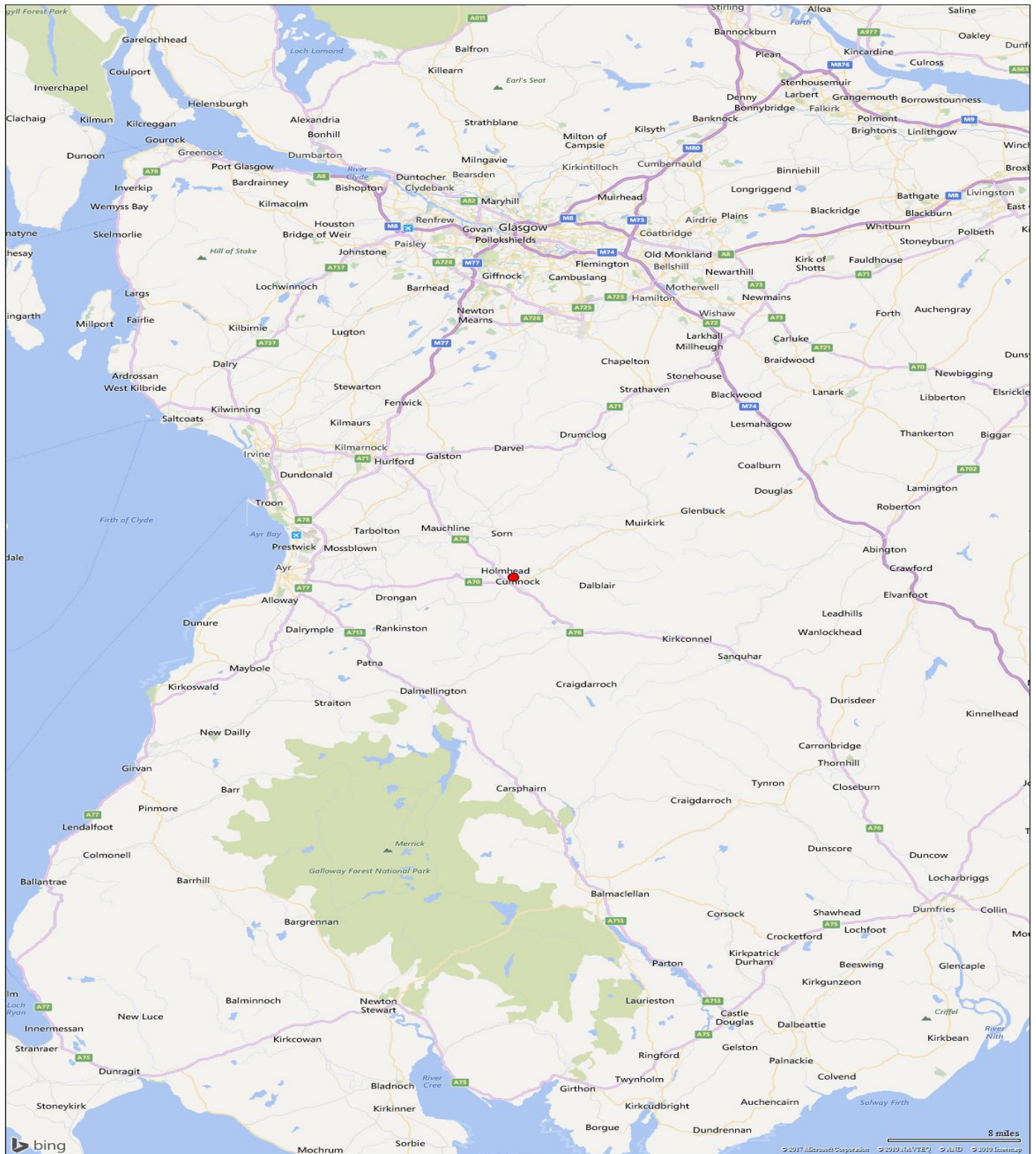
Glasgow G2 5QD

+44 207 152 5000

cushmanwakefield.com



LEASE FOR SALE RETAIL / OFFICE PREMISES 30 THE SQUARE, CUMNOCK, KA18 1AR



Cushman & Wakefield, as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to this property. Cushman & Wakefield accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as it appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: July 2019 | Cushman & Wakefield LLP | Regulated by the Royal Institution of Chartered Surveyors.

CUSHMAN & WAKEFIELD
199 St Vincent Street,
Glasgow G2 5QD
+44 207 152 5000
cushmanwakefield.com