

142 MAIN STREET, KILWINNING, KA13 6AA



TOWN CENTRE COMMERCIAL PREMISES



- Potential For Sub-Division / Residential Conversion
- 2,495sq ft
- Lease Incentives Available
- Rent: £19,500p.a.
- Sale: P.O.A

LOCATION

The North Ayrshire town of Kilwinning is located approximately 21 miles to the south of Glasgow. The town is accessed via the A78 and A737 and the main Ayrshire railway lines. The subject property occupies the ground floor of a two storey sandstone terrace on the north side of Kilwinning high street.

Nearby retailers include Co- op, Optical Express, Lloyds Pharmacy, Coral, RS McColl and Ladbrokes.

PROPERTY

The property comprises the ground floor of a 2 storey mixed use development surmounted by a pitched roof overlaid in slate.

Offering a substantial frontage, the property is accessed via a double storm door with aluminium framed and glazed door entrance.

Internally the property has been stripped to a shell condition, with potential for renovation to form restaurant / cafe / retail / business centre or office space. The space benefits from dual exits to the rear along with potential for sub-division to form 2 no individual units with relative ease.

AREA

The property has been measured on a net internal area basis and calculated to extend to the following floor area;

231.78sqm (2,495sq ft)

NAV/RV

£20,500

The RV has not been appealed, therefore any incoming occupier / owner would have the right of appeal with the local authority

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £19,500p.a.

SALE

Our client would dispose of their freehold interest, pricing available by contacting Jas or Will.





V.A.T

Prices quoted are exclusive of V.A.T

TITLE

Available on request

E.P.C

Available on request

LEGAL

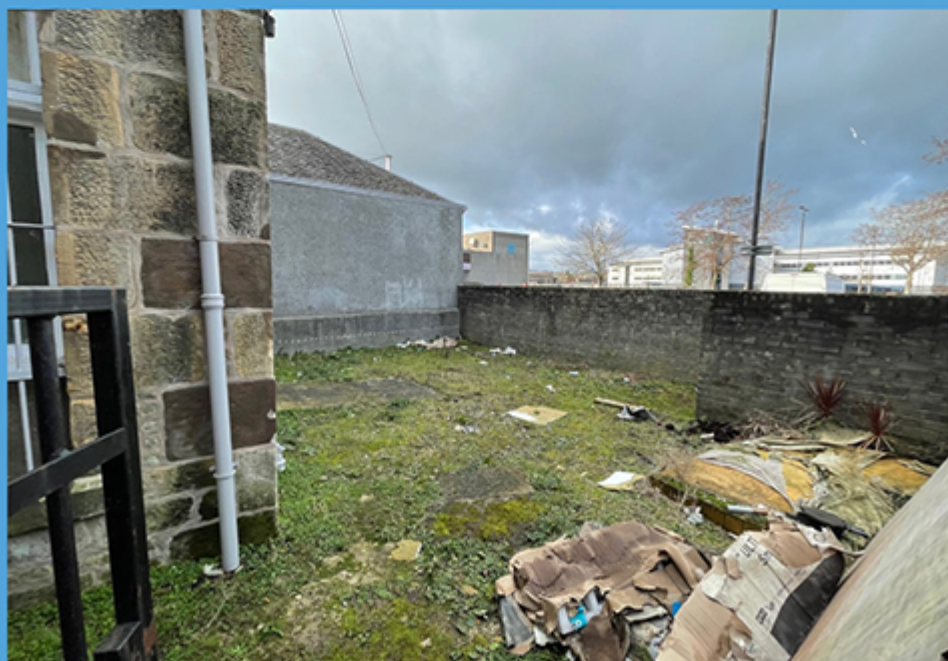
Each party will be responsible for their own legal costs incurred in the transaction.

LBTT & REGISTRATION DUES

The purchaser will be responsible for any LBTT & Registration dues incurred in the transaction.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

TSA Property Consultants
162 Buchanan Street
Glasgow G2 6LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.