




TO LET/ MAY SELL

Retail Unit

 **47 Titchfield Street,
Kilmarnock, KA1 1QS**

-  **Main road frontage**
-  **Town Centre location**
-  **Busy thoroughfare**
-  **Rates exempt**
-  **No VAT payable**

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PROPERTY CONSULTANCY

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Viewing by appointment with the sole selling/letting agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

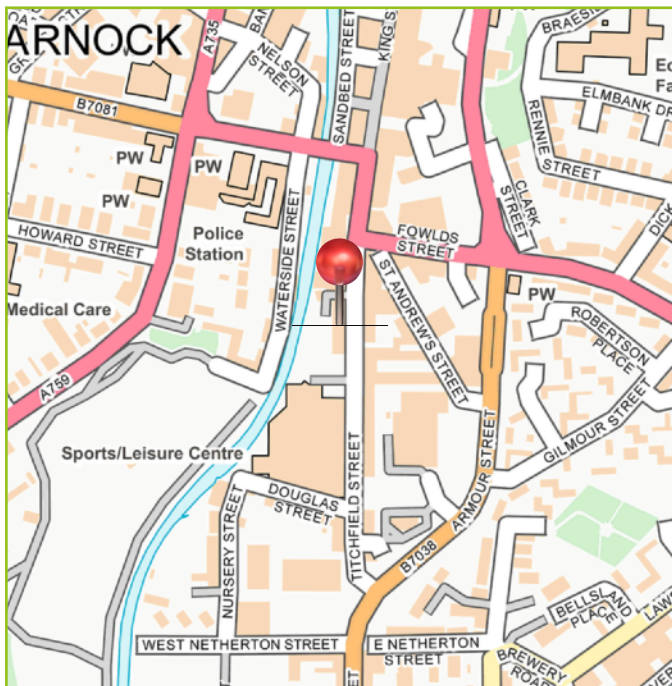
0141 291 5786



Location

Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The property is located on the east side of Titchfield Street, close to its junction with Fowlds Street in Kilmarnock town centre. Fowlds Street forms part of the Kilmarnock Ring Road. Titchfield Street is a prominent secondary town centre retailing area which carries a high traffic volume at most times of day with shops occupied by an interesting mix of local traders. Kilmarnock Railway Station is close by.



Description

The subjects comprise a ground floor retail unit within a three storey traditional red sandstone building. The roof is pitched and clad in tile. There are offices on the upper floors.

Externally, the shop has a timber glazed frontage under a non-illuminated fascia board and is accessed via a recessed single pedestrian door which leads into the sales area. The window and entrance are covered by manually operated roller shutters. Internally, there is open plan retail space which is rectangular in shape. Welfare facilities are provided to the rear of the shop. The floor is of exposed timber and the walls are of plaster/paint. There is no gas supply to the property and space heating is provided electrically.

Accommodation

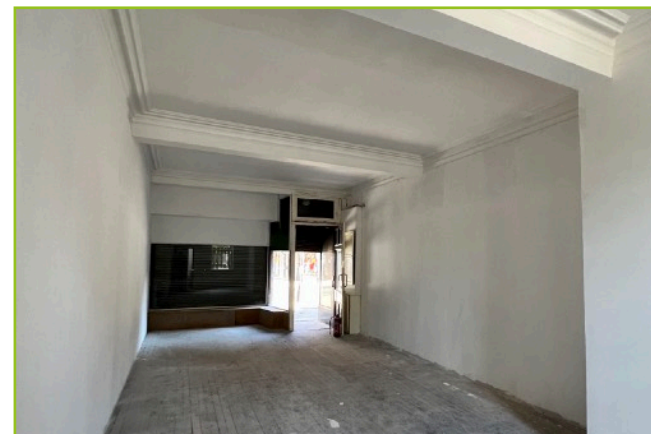
The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Retail space	43.73	471

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

Offers

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £6,500 per annum. Full quoting terms are available upon request. Alternatively, our clients' may consider selling their heritable interest for offers over £60,000.



Particulars

Rateable Value	£5,700
EPC	Available upon request
VAT	Not payable on the rent or sale price
Legal Costs	Each party responsible for their own

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