TO LET Retail Unit

- 53 Titchfield Street, Kilmarnock, KA1 1QS
- Main road frontage
- **Town Centre location**
- Busy thoroughfare
- Rates exempt
- No VAT payable



PROPERTY CONSULTANCY

www.kirkstoneproperty.com











Viewing by appointment with the sole letting agents;

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

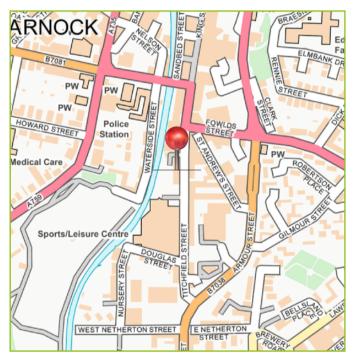




Location

Kilmarnock is situated in East Avrshire 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 Avr 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 beauty salon 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 nonilluminated fascia board and is accessed via a single pedestrian door which leads into the treatment area. The floor is tiled and the walls are of plaster/paint. The ceiling incorporates LED box lighting. A kitchenette and welfare facilities are provided to the rear of the shop.

Accommodation

The property provides the following accommodation and approximate floor areas;

	Floor	Accommodation	NET INTERNAL AREA	
			sq m	sq ft
	Ground	Retail space	46.82	504

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 £7,200 per annum. Full quoting terms are available upon request.





Particulars

Rateable Value	£6,100	
EPC	Available upon request	
VAT	Not payable on the rent or sale price	
Legal Costs	Each party responsible for their own	

Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchases must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: May 2024.

