

AVAILABLE SPRING 2023

- > FULLY MODERNISED RETAIL PREMISES
- > PROMINENT TOWN CENTRE LOCATION
- > SMALL KIOSK STYLE UNIT
- > RATES REMISSION AVAILABLE TO QUALIFYING OCCUPIERS
- > 56.30 SQ. M. (606 SQ. FT.)
- > OFFERS OVER £6,500 PER ANNUM

aheadofhair

01290 423 939

 **pet station**
our aim is your pets satisfaction
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CLOSURE NOTICE
We regret to inform you that
this unit will remain closed on
Thursday
20 May 2023.
We would like to thank you for
your custom and support.

TO LET

77 GLAISNOCK STREET, CUMNOCK, KA18 1BX

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects comprise a prominent corner retail unit set in the heart of Cumnock town centre in an area of established retail use with surrounding shops occupied by a combination of local traders and national multiples.

Cumnock one of the principal towns within the East Ayrshire Council area having a resident population of around 9,400 and is located on the junction of the A70 and A76 approximately 15 miles east and south east of Ayr and Kilmarnock respectively

THE PROPERTY

The subjects comprise a small mid terraced retail unit forming part of a larger two storey property.

The premises will be fully upgraded internally by the landlord and will comprise the following:

- > Sales Area
- > Staff/Storage Area
- > W.C.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £4,350

The proposed Rateable Value from 1st April 2023 is RV £4,100

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers over **£6,500 per annum** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

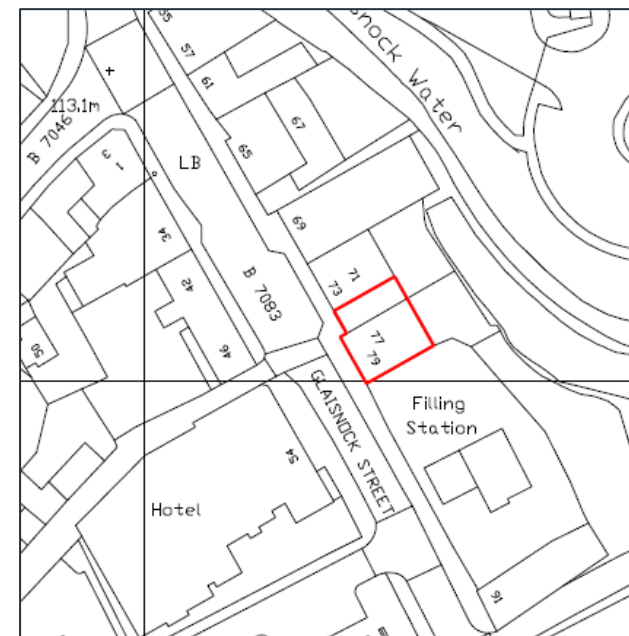
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

77 GLAISNOCK STREET, CUMNOCK

ACCOMMODATION	SqM	SqFt
TOTAL	56.30	606

The above area has been calculated on a net internal basis.



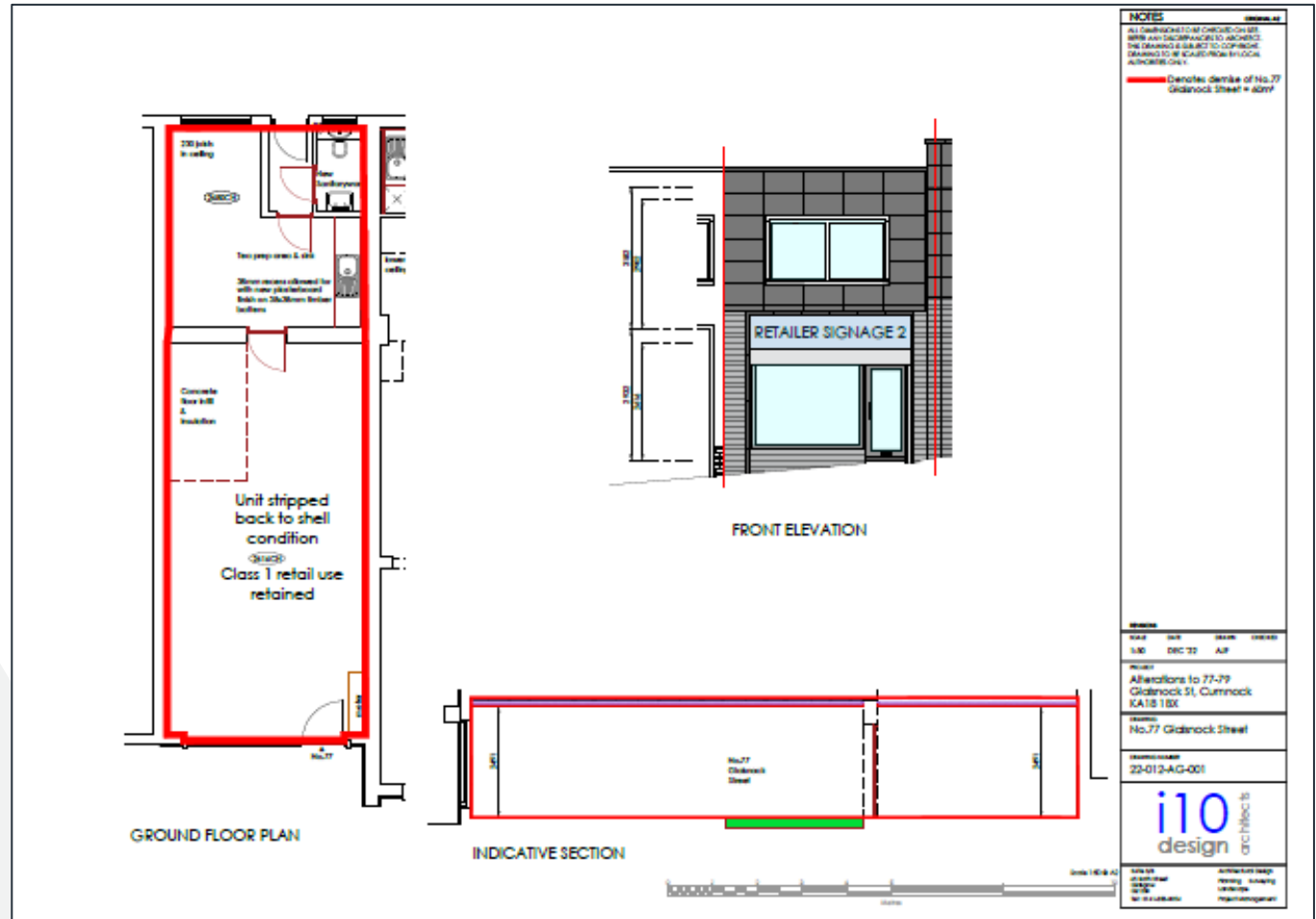
For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2023**



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