

## HIGH STREET INVESTMENT OPPORTUNITY

- > PROMINENT TOWN CENTRE LOCATION
- > LET UNTIL MARCH 2028
- > NATIONAL TENANT COVENANT
- > CURRENT PASSING RENT £20,000 PER ANNUM
- > 135.71 SQ. M. (1,461 SQ. FT.)
- > OFFERS OVER £215,000
- > NET INITIAL YIELD 8.96%

# Card Factory

## FOR SALE

**48 KING STREET, KILMARNOCK, KA1 1NP**

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## LOCATION

The subjects are located in Kilmarnock, which is the commercial and administrative centre for East Ayrshire and has a population of approximately 45,000 and a catchment population of approximately 120,000.

The property occupies a prime position on the pedestrianised section of King Street, in the town's primes retailing area. Nearby occupiers include M&S, WH Smith and Boots.

## THE PROPERTY

The property comprises a prominent mid-terraced commercial unit within a larger 2 storey commercial development.

The property benefits from twin display windows flanking the double door entrance of aluminium framed and glazed construction.

Internally the property is presented in the tenant's corporate specifications with commercial carpet tile throughout, suspended acoustic tile ceiling with recessed L.E.D. and fluorescent panels.

Access to the upper floor is via a single staircase to the rear of the demise with partitions erected to the rear to form staff room, stores and w.c. with rear access to a common loading area at ground floor.

## RATING ASSESSMENT

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

RV £16,500

## ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of G 122.

A copy of the EPC is available upon request.

## LEASE INFORMATION

The property is let to Sportswift Ltd t/a "The Card Factory" who have been in occupation since 2008 and have recently extended their lease unit 22<sup>nd</sup> March 2028 at a current passing rent of £20,000 per annum. The lease includes a tenant break option in March 2026.

## PRICE

Offers over **£215,000** are invited.

## COSTS

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

## 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 26<sup>th</sup> 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.

48 KING STREET, KILMARNOCK

ACCOMMODATION	SqM	SqFt
Ground	115.07	1,239
First	20.64	222
<b>TOTAL</b>	<b>135.71</b>	<b>1,461</b>

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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