

NEW
RENT

TOWN CENTRE RETAIL UNIT

- > PRIME RETAIL LOCATION
- > LARGE RETAIL UNIT WITH UPPER FLOOR STORAGE
- > 668.60 SQ. M. (7,194 SQ. FT.)
- > OFFERS OVER £25,000 PER ANNUM

TO LET/MAY SELL

49 KING STREET, KILMARNOCK, KA1 1PT

CONTACT: David Houston BSc (Hons) MRICS david.houston@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



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 comprise retail premises forming part of a three storey and basement retail unit formed in a combination of blonde sandstone and brick, surmounted by a flat roof.

Internal accommodation comprises the following:

Ground:

- > Sales Area

Basement:

- > Storage

First:

- > Storage
- > Staff W.C.

Second:

- > Kitchen Facilities
- > Staff W.C.
- > Additional Storage

RATING ASSESSMENT

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

RV £37,400

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

Offers over **£25,000 per annum**.

SALE

Our clients may consider selling the property, further information available upon request.

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.

49 KING STREET, KILMARNOCK

ACCOMMODATION	SqM	SqFt
Ground	195.02	2,098
First	142.56	1,534
Second	188.18	2,025
Basement	142.84	1,537
TOTAL	668.60	7,194

The above areas have 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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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.



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