

TO LET / MAY SELL PRIME SHOP UNIT

**44 KING STREET
KILMARNOCK
KA1 1NP**

Location

Kilmarnock is the second largest town in Ayrshire with a resident population of circa 46,000 people. Situated some 25 miles southwest of Glasgow and 15 miles to the north east of Ayr the town benefits from easy access via the M77 to the M8 central Scotland motorway network.

The property is situated on the west side of King Street within the pedestrianised section, with adjacent occupiers to include Card Factory, Boots the Chemist and The Salvation Army.

Description

The subjects comprise a retail unit offering accommodation over ground and first floors.

Accommodation

From our measured inspection we would confirm that the property extends to the following areas and dimensions:

Gross Frontage:	30' 6"	(9.29m)
Net Frontage:	29' 9"	(9.04m)
Grd Floor NIA:	2,284 ft ²	(212.00 m ²)
1st Floor NIA:	458 ft ²	(42.5 m ²)

Lease Terms

The property is offered to the market on the basis of a new lease for a period to be agreed incorporating upward only rent reviews. Our clients are inviting offers in excess of £25,000 per annum exclusive.

Alternatively consideration may be given to a sale.



Rates

The property is entered into the Valuation Roll as follows:-

Description:	Office
Rateable Value ('24/'25):	£27,500

Legal costs

Each party is to be responsible for their own costs. Incoming tenant to be responsible for Land & Buildings Transaction Tax, registration dues and any VAT Payable thereon.

VAT

All terms are quoted net of VAT where applicable.

Energy Performance Certificate

A copy of the EPC is available upon request. The current rating is 'G'

Entry

Upon completion of legal formalities.

Money Laundering Regulations

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewing/Further Information

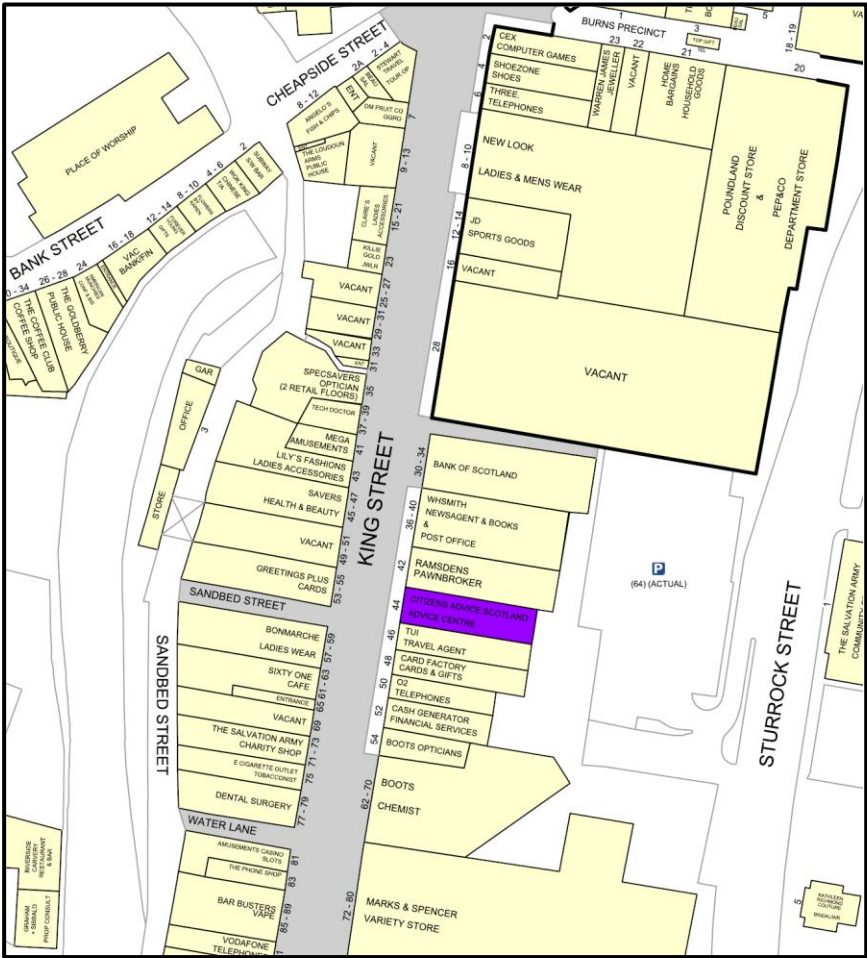
All appointments to view should be arranged through the sole agents:
Whitelaw Baikie Figes

Tel: 0141 221 6161

Contact: Gavin Anderson

Email: gavin@wbf.co.uk

Location Plan



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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.

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