

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. Ingoing 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.

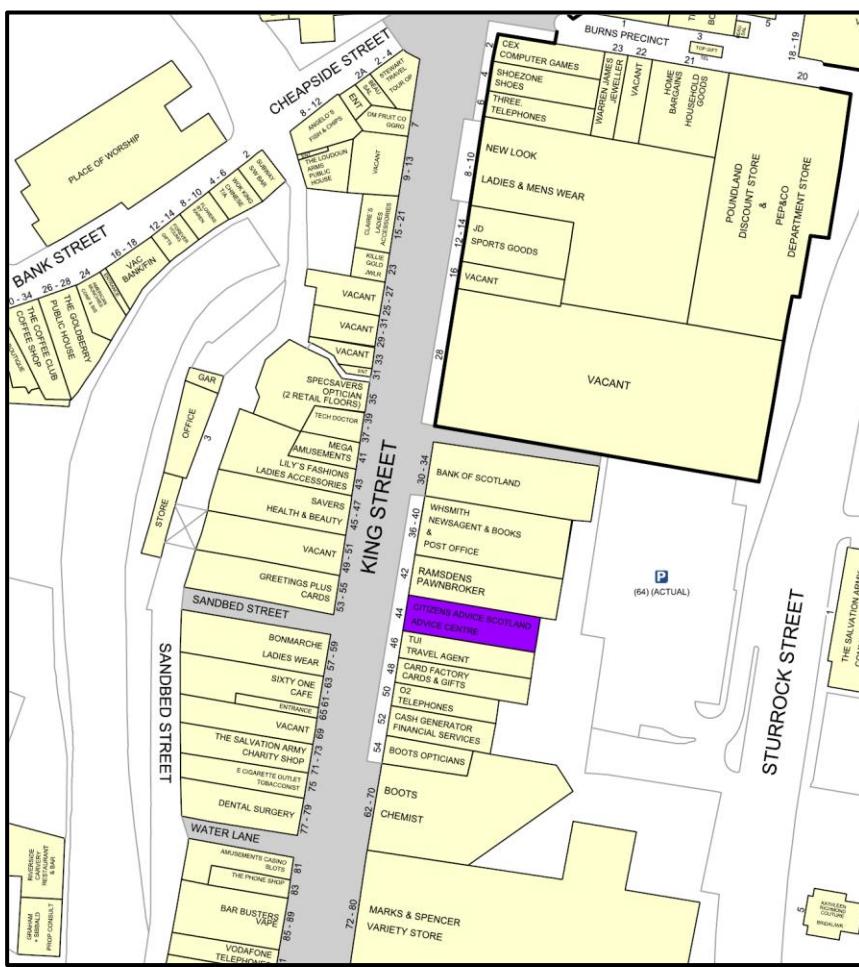
Viewing/Further Information

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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