

TO LET

**5A CASTLE ARCADE
NEW CUMNOCK
KA18 4AW**

Location

New Cumnock is a small village in East Ayrshire situated 6 miles South East of Cumnock and 21 miles East of Ayr.

The property offers a prominent location situated off the A76 with nearby occupiers including a Jet Service Station, Keystore and a number of local traders

Accommodation

The property extends to the following areas and dimensions:

Ground floor NIA: 622 ft² (57.75 m²)

Planning

We understand the property benefits from Class 1A planning consent.

Lease Terms

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed.

Rental offers in the region of £6,500 per annum exclusive are sought.

VAT

All terms are quoted net of VAT where applicable.

**Rating**

The property is entered in the Valuation Roll as follows:

Description: Shop
Rateable Value ('24/'25): £2,350

Qualifying parties may benefit from 100% rates relief.

Energy Performance Certificate

A copy of the certificate can be provided on request.

Legal Costs

Each party to be responsible for their own legal costs, with the ingoing tenant being responsible for LBTT.

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

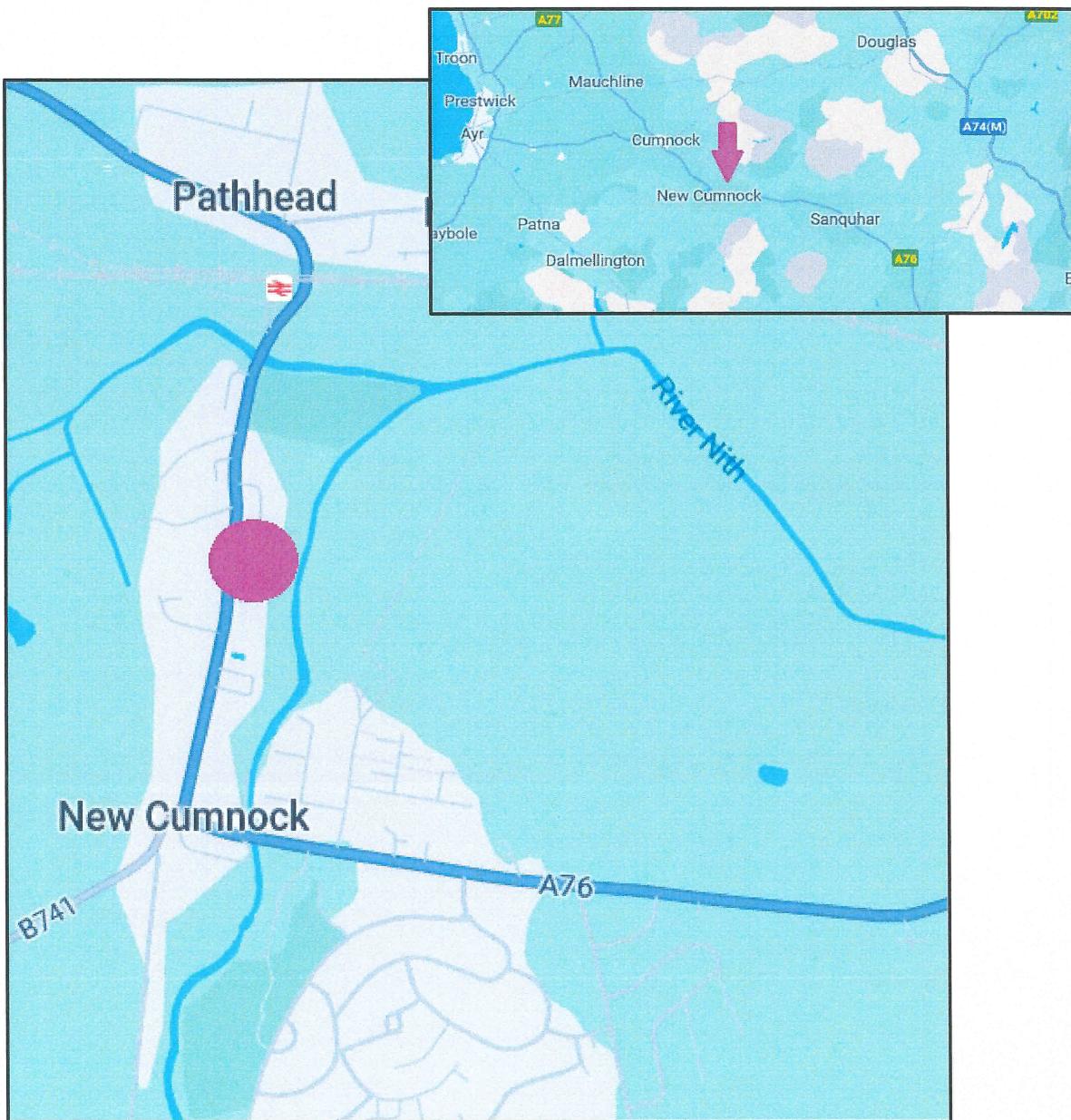
Appointments to view are to be arranged through the sole agents:

Contact: Gavin Anderson

Tel: 0141 221 6161

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:

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