

TO LET

43 King Street • Kilmarnock

RATEABLE VALUE REDUCED FROM £58,700 TO £20,500 IN APRIL 2017



100% PRIME RETAIL UNIT

Location

Kilmarnock is situated approximately 25 miles south west of Glasgow City Centre and along with Irvine and Ayr it is one of the principal towns in Ayrshire. The town has a resident population of approximately 44,000 with a district population estimated in the region of 90,000.

King Street is the main retailing thoroughfare for the town and the subjects occupy a prime location within this. Nearby occupiers include Bhs, Marks & Spencer, H Samuel, O2, WH Smith and Clinton Cards. This is in addition to New Look upsizing to larger premises, with Homebargains, Wilkinsons, Costa, Specsavers and Ramsdens all taking space in the town.

Description

The subjects comprise a double windowed shop unit arranged over the ground and first floor of a substantial stone built building under a pitched slated roof.

Accommodation

The main dimensions and net internal areas are as follows:

Gross Frontage	19ft 6in
Net Frontage	17ft 3in
Ground Floor	2,022 sq ft
First Floor	1,095 sq ft

Rating

We are verbally advised by the Local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable value 2017/2018	£20,500 pa
Rates payable assuming 0.466 (Exclusive of water and sewerage rates)	£9,553 pa

Rent

Offers in excess of £37,500 per annum exclusive are invited.

Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for a minimum of 10 years subject to 5 yearly upwards only rent reviews.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

Entry

By agreement.

EPC

The property has an EPC rating of 'E'.

Viewing and Further Information

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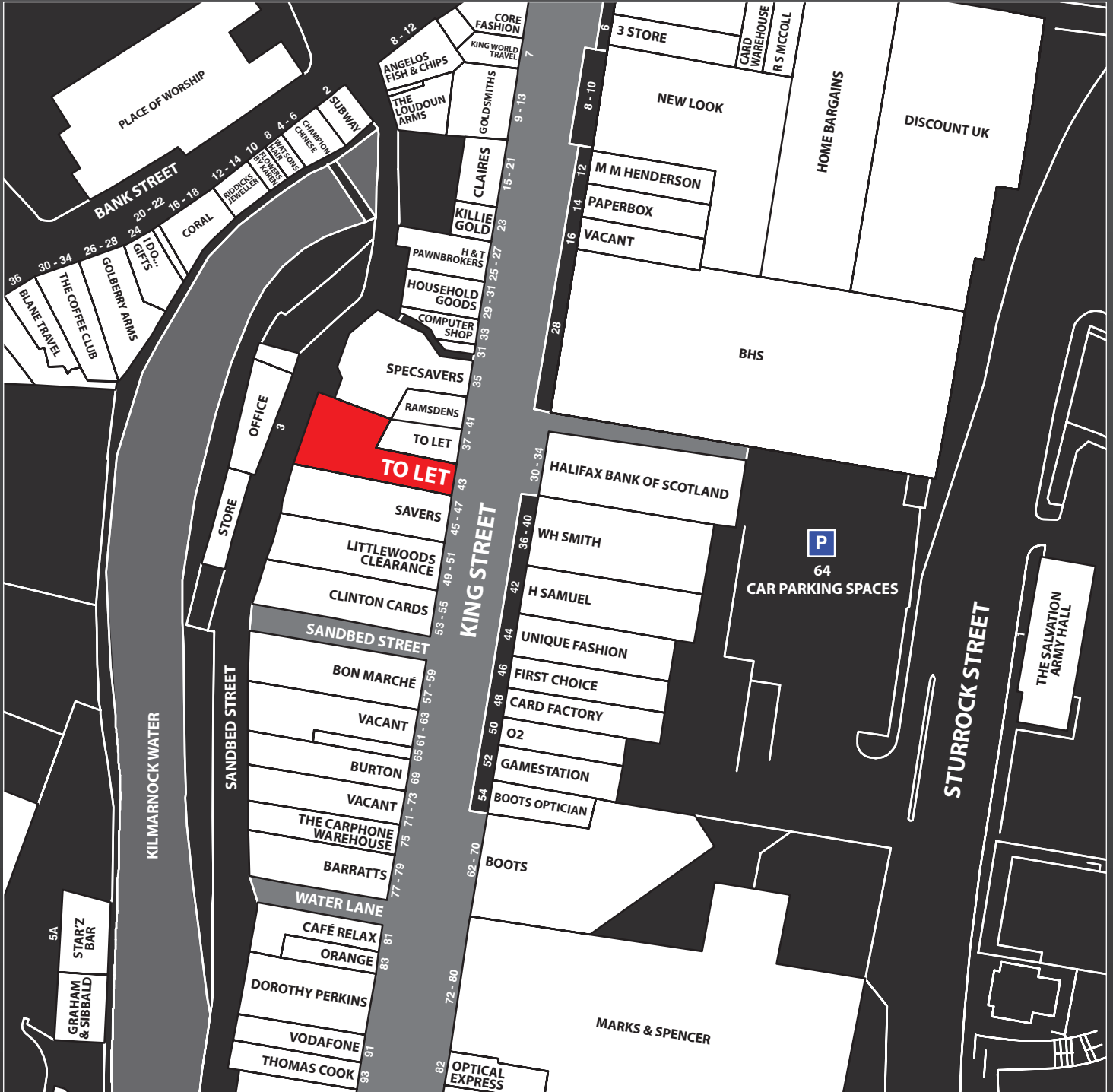
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TO LET

PRIME SHOP UNIT



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