



44 King Street, Kilmarnock, KA1 1NP

Town Centre Location

- Prominent Frontage
- Ground & 1st Floor
- 2,742sq ft
- Rent: £16,000p.a.

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

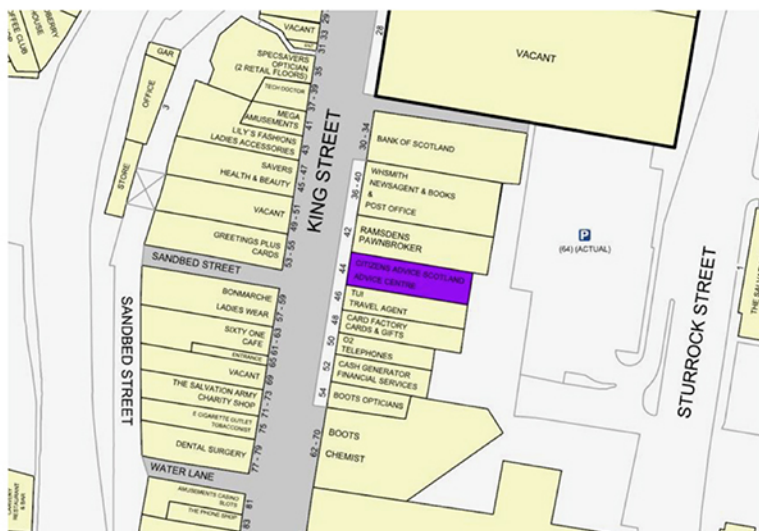
The subjects comprise a retail unit offering accommodation over ground and first floors.

ACCOMMODATION

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

Net Frontage: 29' 9" (9.04m)
 Grd Floor: (212.00 m²) 2,284 ft²
 1st Floor: (42.5 m²) 458 ft²

NAV/RV
 £27,500



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LEASE

The property is available on a new full respiring and inspiring head lease for a negotiable term for term for £16,000p.a.

V.A.T

The figures quoted are exclusive of V.A.T.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.