



41 King Street, Kilmarnock, KA1 1PT

Prime High Street Location

- Steady Footfall
- Ground Floor
- Well Presented Unit
- Rent: o/o £12,000p.a.x.
- Sale: Offers invited

LOCATION

King Street is the primary retailing thoroughfare within Kilmarnock Town Centre, with the subject property occupying a prime pitch on the street opposite the Burns Mall and set amongst an array of national retailers including Savers, Bank of Scotland, Specsavers and JD Sports, amongst others.

PROPERTY

41 King Street is a single fronted former retail unit on the ground floor of a two-storey terraced property. The unit is of regular shape internally and consists of an open plan sales area with rear toilet and staff room. The property was most recently used as an amusement arcade with previous retail use. A variety of uses may be suitable, subject to obtaining the necessary planning consents.

AREA

72.65sqm (782sq ft)

NAV/RV

£12,100

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £12,000p.a.x.



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SALE

Our client would consider disposing of their freehold interest, offers invited

V.A.T.

Will be payable on rent / sale

EPC

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the 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.