

TO LET / FOR SALE

Retail, High Street Retail

16 PORTLAND STREET,
KILMARNOCK, KA1 1HZ

The corner property is located on the west side of pedestrianised Portland Street, within Portland Gate, a main retail thoroughfare.

- Corner property
- Busy thoroughfare
- Subjects over 2 floors
- Excellent transport links
- Lapsed Class 3 consent
- No VAT payable on rent



LOCATION

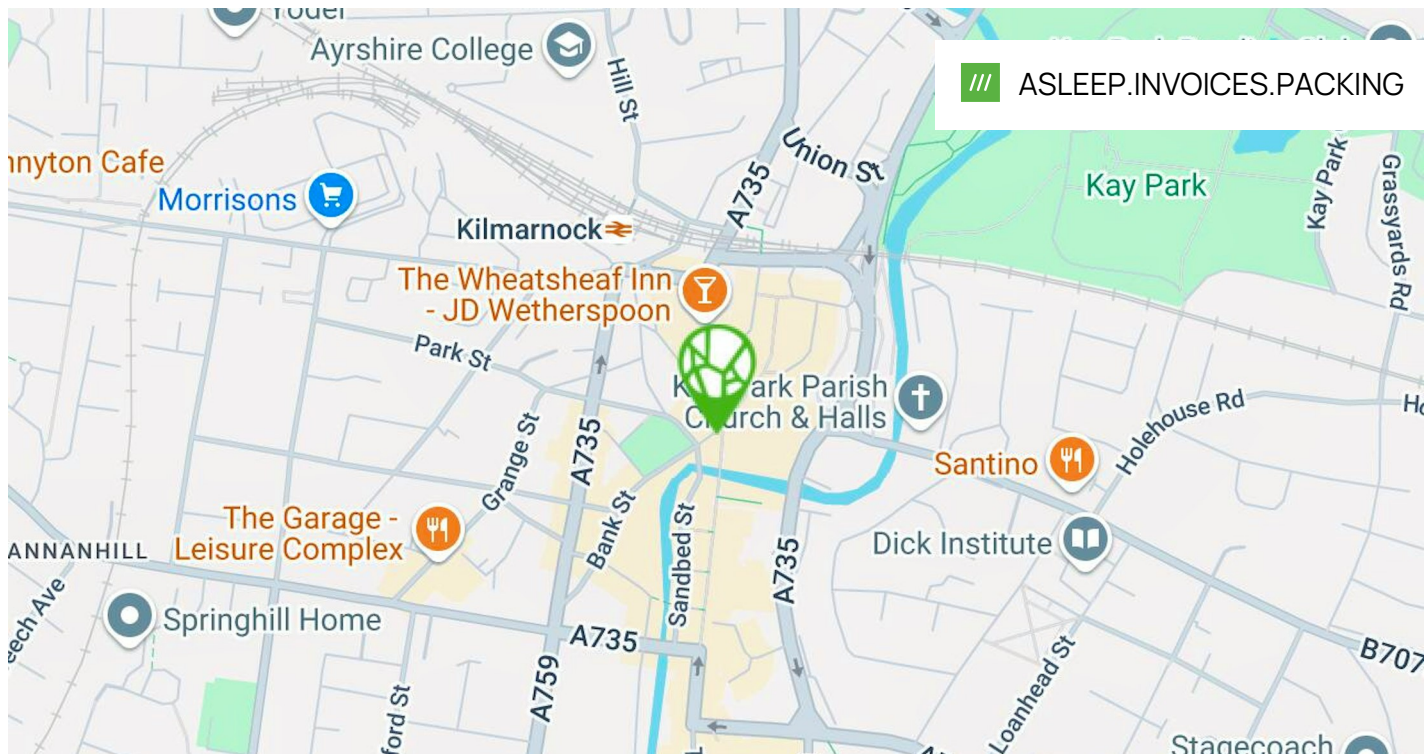
Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

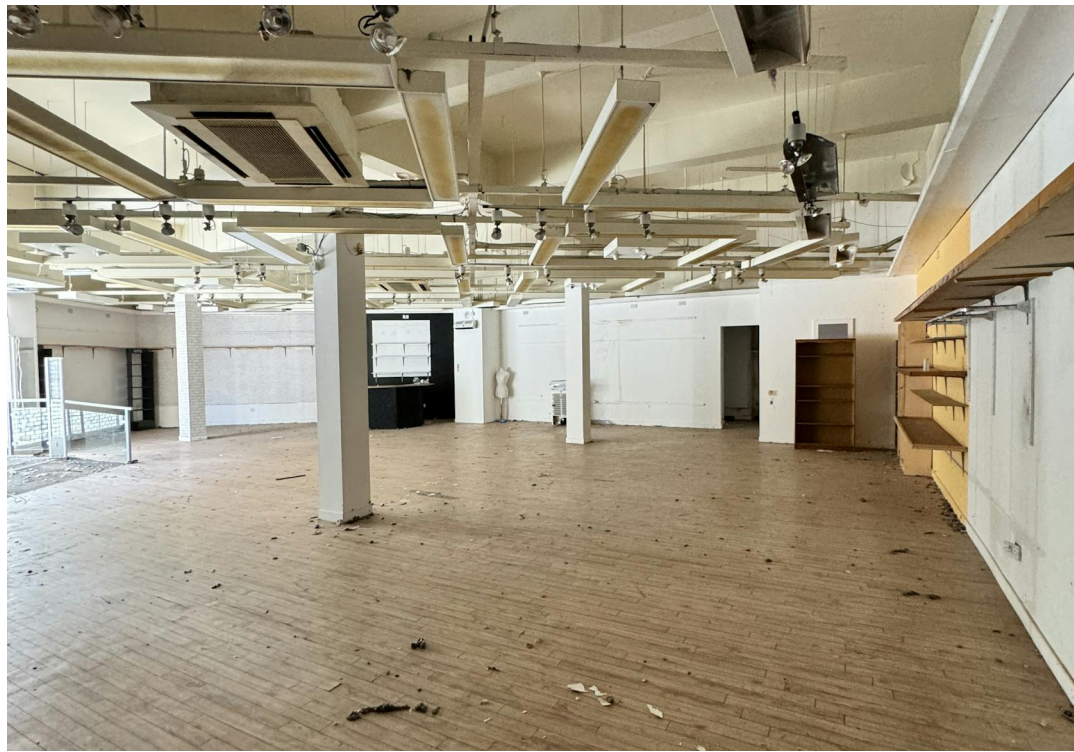
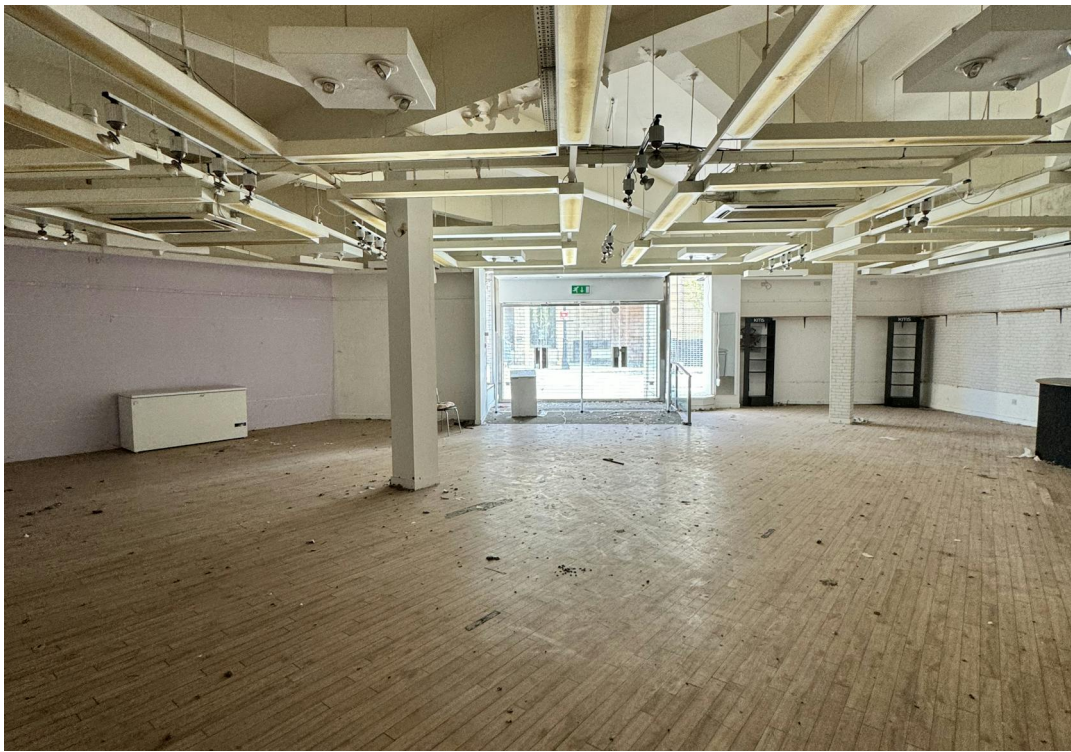
The corner property is located on the west side of pedestrianised Portland Street, within Portland Gate, a main retail thoroughfare in Kilmarnock town centre. Burns Shopping Mall takes less than 1 minute to reach. Good public transport links are available close by with frequent bus services operating from Kilmarnock ring road (A735). Kilmarnock train station takes around 4 minutes' walk via John Finnie Street. Surrounding occupiers include Holland & Barrett, Costa Coffee and William Hill.

DESCRIPTION

The subjects comprise a substantial ground and first floor corner commercial development surmounted by a pitched roof. Benefitting from a return frontage, the property offers display frontage onto Portland Street and Croft Street.

The property is accessed via twin glazed doors. Internally, there is a large open plan retail space with partitions erected to form storage space, a small kitchenette and staff welfare facilities to the rear. The floor throughout is covered in commercial laminate. The first floor level is accessed via a separate entrance on Portland Street.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
Ground	Retail	2,930	272.21
1st	Retail/Office	4,273	396.97
Total		7,203	669.18

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £24,500 per annum. Full quoting terms are available upon request.

PRICE

Offers in the region of £225,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) in the subjects with vacant possession.

RATEABLE VALUE

The subjects have Rateable Values of;
14a Portland Street - £26,400
16 Portland Street - £34,700

EPC

G (174)

VAT

Not applicable

Get in touch | 0141 291 5786 | info@kirkstoneproperty.com

BUYING, SELLING & LETTING | BUSINESS SALES | STRATEGIC ASSET MANAGEMENT | INVESTMENT ADVISORY | LEASE RENEWALS | RENT REVIEWS

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



Shahzad Shaffi

0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com



Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: January 2025