

TO LET / FOR SALE

Retail

2 & 2A CENTRAL AVENUE,
KILMARNOCK, KA1 4PS

The subjects comprise 2 retail units within a single storey building. Ample free parking is available to the front of the properties.

- Price: £75,000
- Rent: £8950 pa
- NIA: 103.91 sqm (1,120 sq ft)
- Busy thoroughfare
- Main road frontage
- Free parking
- Rates exempt
- VAT free



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 and 15 miles north east of Ayr.

The subjects are located to the east of Central Avenue immediately at its junction with Shortlees Crescent, in the Shortlees area of Kilmarnock. The situation of the subjects benefit from being at the centre of a densely populated residential area.

The main arterial road (Ayr Road), which passes through the centre of Kilmarnock takes less than one minutes' drive to reach. Nearby occupiers include Shortlees Post Office, Cod Father and Shortlees Nursery School.

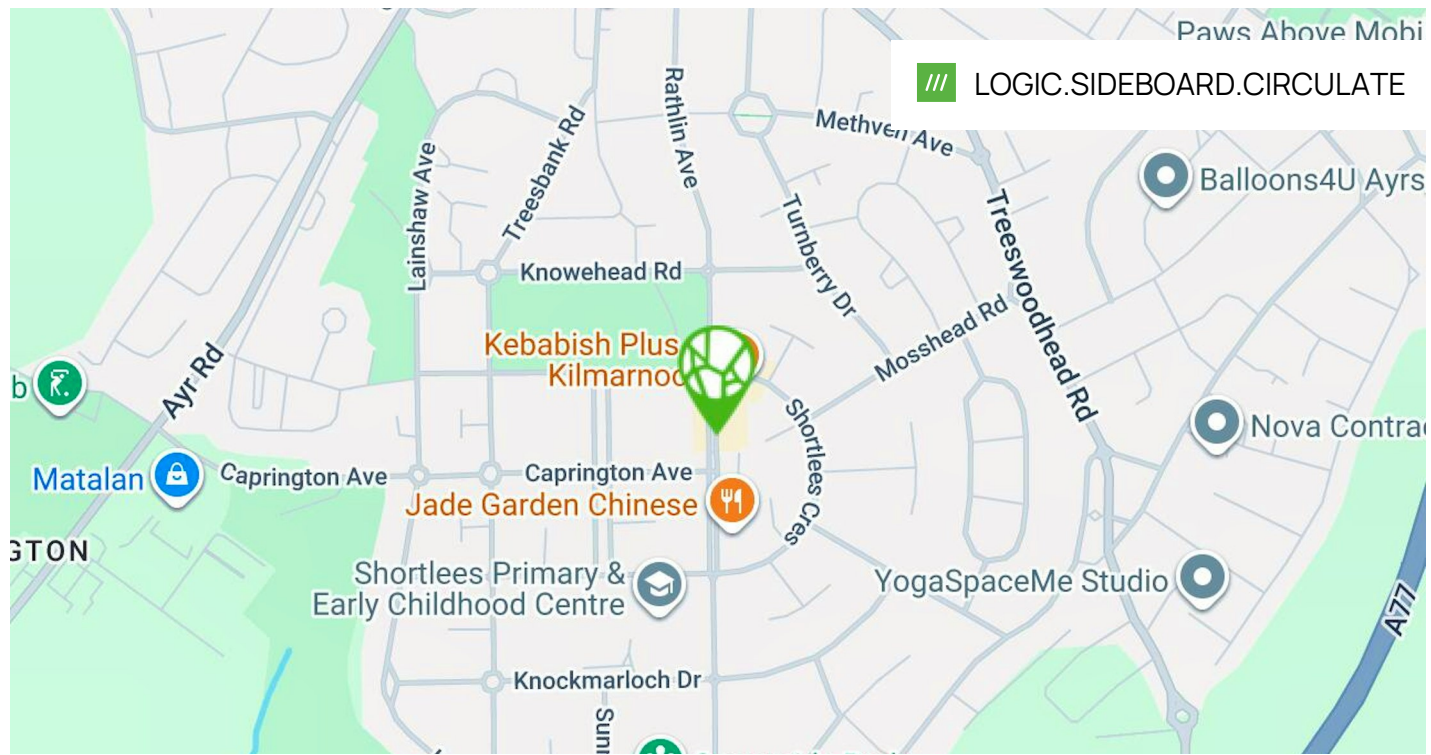
DESCRIPTION

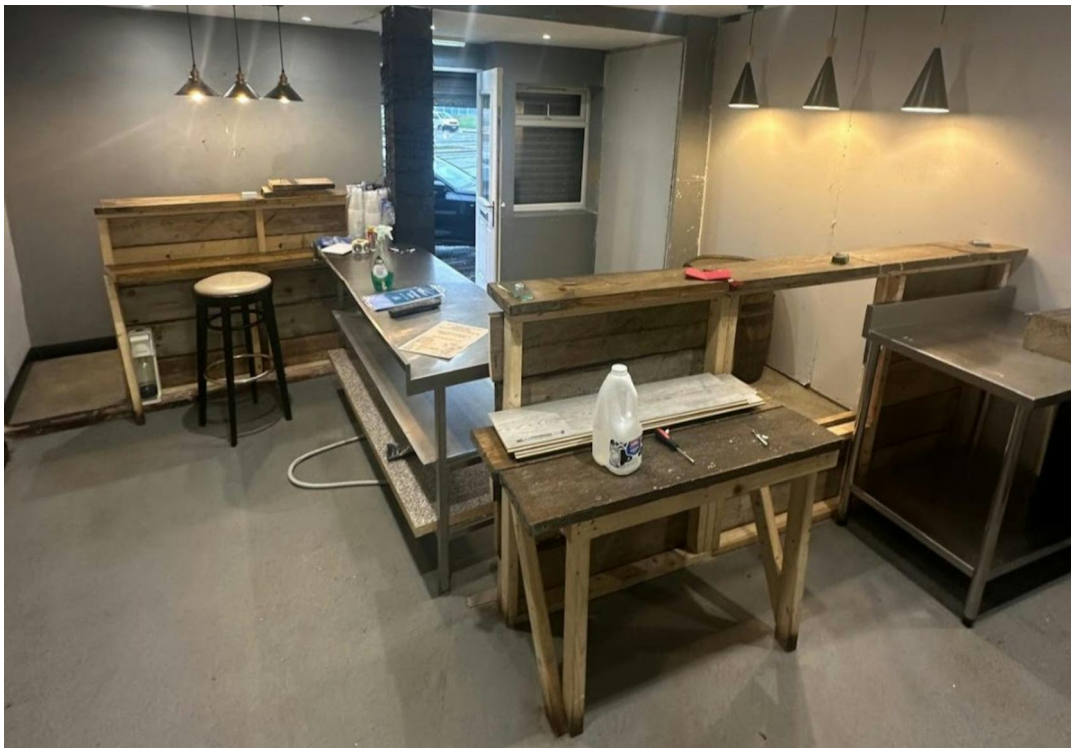
The subjects comprise 2 retail units within a single storey building of masonry construction which sits under a flat roof. The properties are accessed via independent single glazed doors.

Internally, Unit 2 has an open plan sales area which connects to a similar sized room to the rear. Staff welfare facilities are at the back of the shop.

Unit 2a comprises a cafe which benefits from a commercial extraction canopy and is fitted out with fixtures and fittings to operate as a cafe. Staff welfare facilities are to the rear with a waiting area for customers to the front.

Ample free parking is available to the front.





ACCOMMODATION

The accommodation comprises the following areas:

DESCRIPTION	BUILDING TYPE	SQ FT	SQ M
2 Central Avenue	Retail	777	72.19
2a Central Avenue	Retail	342	31.77
Total		1,119	103.96

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

PRICE

Offers over £75,000 are invited for our client's heritable interest.

LEASE TERMS

The property is available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £8,950 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a combined Rateable Value of £8,150.

The occupier may be eligible for rates relief, subject to status.

EPC

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

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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