

RETAIL INVESTMENT

- > POPULAR SECONDARY TOWN CENTRE LOCATION
- > CURRENT PASSING RENT £7,200 PER ANNUM
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 46.59 SQ. M. (501 SQ. FT.)
- > OFFERS OVER £70,000

 **Bella Mani** Nails Hair Beauty

 West Coast
Souvenir Seeds
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FOR SALE

53 TITCHFIELD STREET, KILMARNOCK, KA1 1QS

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Shahzad Shaffi ss@kirkstoneproperty.com 0141 291 5786 www.kirkstoneproperty.com



LOCATION

The property is located on Titchfield Street a prominent secondary town centre retailing area which carries a high traffic volume at most times of day with shops occupied by an interesting mix of local traders.

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.

THE PROPERTY

The subjects comprise the ground floor of a three storey Category 'C' listed tenement formed in red sandstone and brick with a pitched roof clad in tile.

Internal accommodation comprises an open plan salon area and staff w.c. facilities.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £6,100

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

LEASE INFORMATION

The property is let to Bella Mani on a 5 year internal repairing only lease from October 2020 at a current passing rent of £7,200 per annum with a rent review scheduled for 2024.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PRICE

Offers over **£70,000** are invited.

COSTS

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

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	SqM	SqFt
TOTAL	46.59	501

The above area has been calculated on a net internal basis.



For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors Kevin N Bell BSc MRICS 01292 267987 kevin.bell@shepherd.co.uk
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2023**

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