

# TO LET MAY SELL

## TOWN CENTRE RETAIL UNIT

PRIME RETAIL LOCATION

LARGE RETAIL UNIT WITH  
UPPER FLOOR STORAGE

668.60 SQ. M. (7,194 SQ. FT.)

OFFERS OVER £25,000 PER  
ANNUM



VIDEO TOUR



WHAT 3 WORDS

**49 KING STREET, KILMARNOCK, KA1 1PT**

CONTACT: Kevin N Bell BSc MRICS | [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 01292 267987 | [shepherd.co.uk](http://shepherd.co.uk)

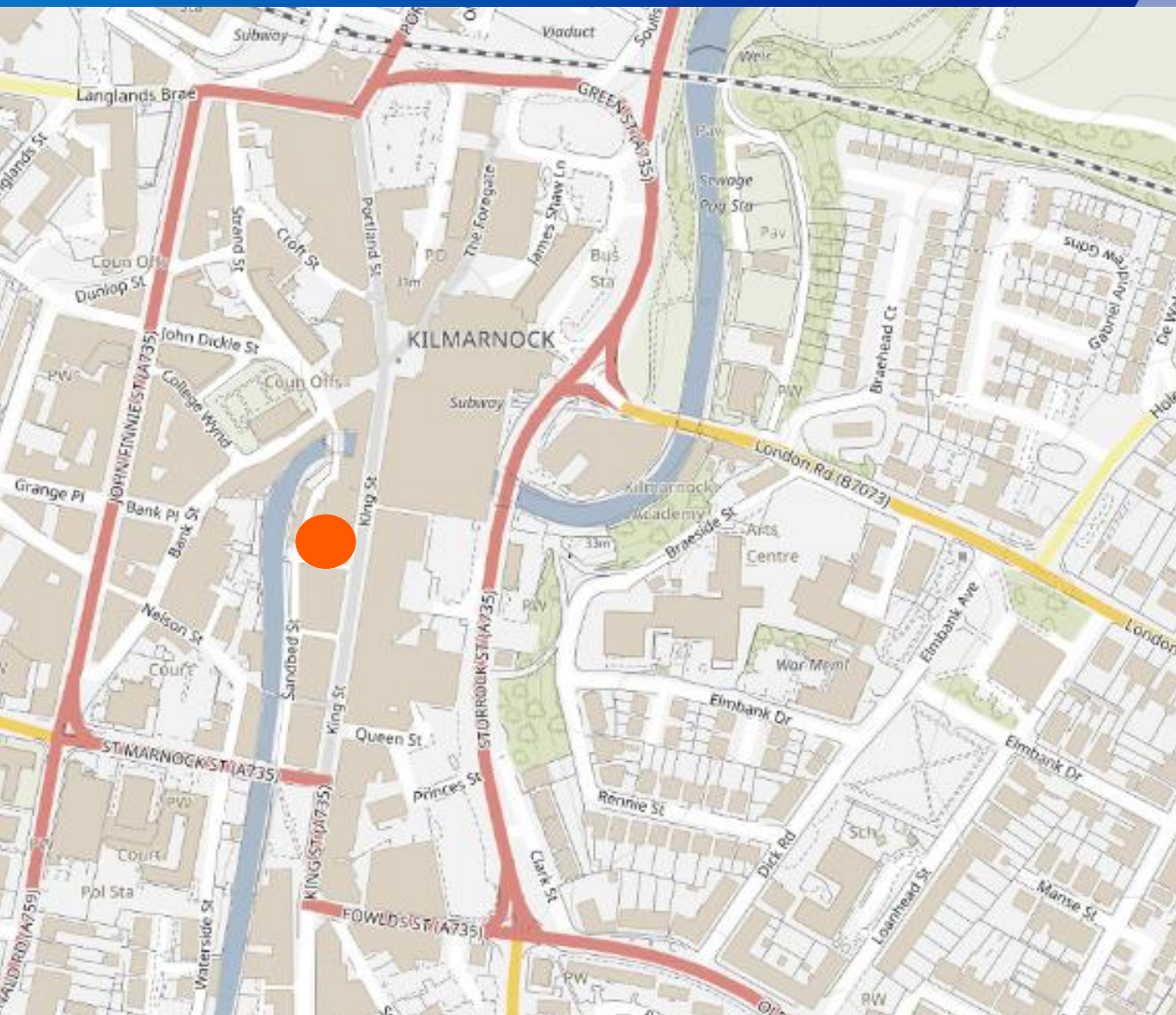






# Location

49 KING STREET, KILMARNOCK



The subjects are located in Kilmarnock, which is the commercial and administrative centre for East Ayrshire and has a population of approximately 45,000 and a catchment population of approximately 120,000.

The property occupies a prime position on the pedestrianised section of King Street, in the town's primes retailing area. Nearby occupiers include M&S, WH Smith and Boots.



FIND ON GOOGLE MAPS





# Description

49 KING STREET, KILMARNOCK



The property comprise retail premises forming part of a three storey and basement retail unit formed in a combination of blonde sandstone and brick, surmounted by a flat roof.

Internal accommodation comprises the following:

**Ground:**

> Sales Area

**Basement:**

> Storage

**First:**

> Storage

> Staff W.C.

**Second:**

> Kitchen Facilities

> Staff W.C.

> Additional Storage

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground	195.02	2,098
First	142.56	1,534
Second	188.18	2,025
Basement	142.84	1,537
<b>TOTAL</b>	<b>668.60</b>	<b>7,194</b>

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental

Offers over **£25,000 per annum** are invited.

## Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

## Sale

Our clients may consider selling the property, further information available upon request.

## Rateable Value

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

RV £37,400

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

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.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## Get in Touch

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



**Kevin N Bell BSc MRICS**  
[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

**Shepherd Chartered Surveyors**  
22 Miller Road, Ayr, KA7 2AY  
**t: 01292 267987 Option 2**



## 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.

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