

TO LET

Upper Floor Premises

Pedestrianised location opposite Burns Mall

Suited to office use

Potential for studio/gym use
subject to planning

279.12 sq. m. (3,004 sq. ft.)

Offers over £12,000 per annum



WHAT 3 WORDS

4-6 PORTLAND STREET, KILMARNOCK, KA1 1HZ

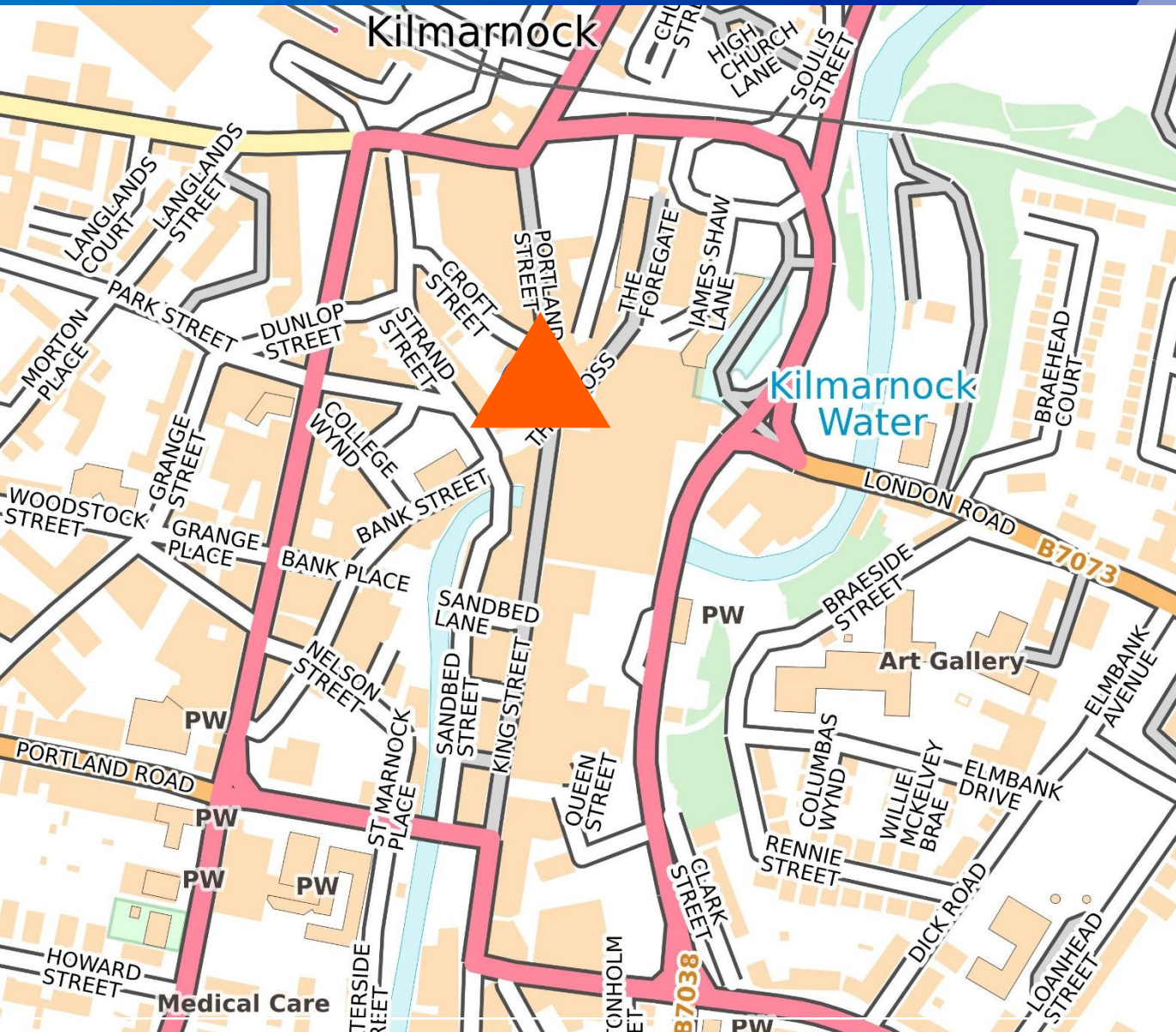
CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

4-6 PORTLAND STREET, KILMARNOCK



The subjects are located within Kilmarnock the principal settlement in the East Ayrshire Council area with a resident population of around 46,000.

The premises are located on Portland Street within Kilmarnock's pedestrianised town centre area which includes King Street, Portland Street and the adjacent Burns Mall shopping centre.

Surrounding units are occupied by a combination of national multiples including Holland & Barrett, Semi-Chem and J D Sports.

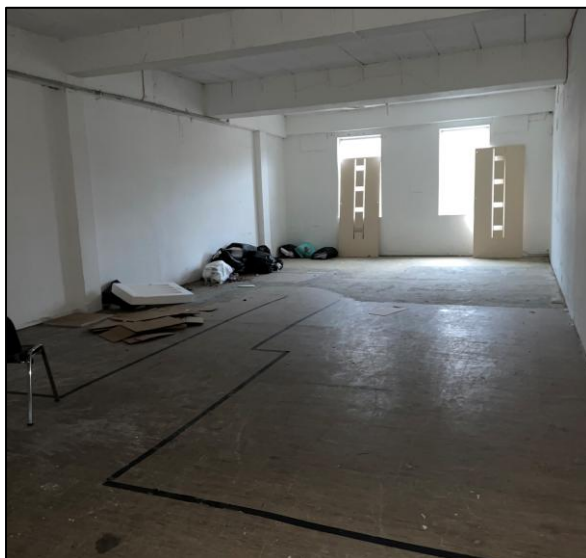


FIND ON GOOGLE MAPS



Description

4-6 PORTLAND STREET, KILMARNOCK



The subjects comprise the upper floor of a substantial two storey property with retail use on the ground floor.

Access is available from the rear with the internal accommodation comprising the following:

- Office/Studio Area
- General Office
- Staff Room
- Wc Facilities

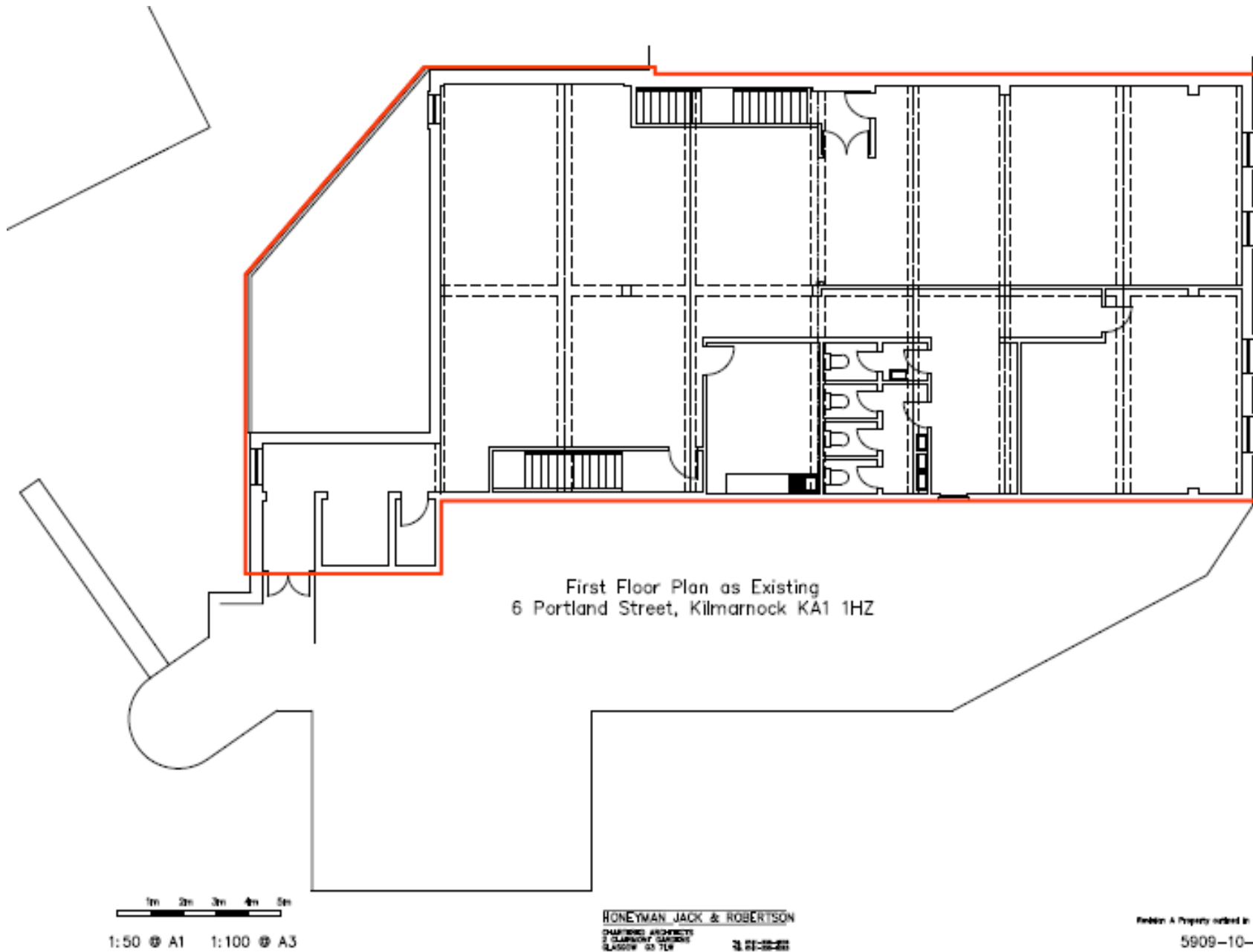
The subjects are suited to office use although could also convert to studio/gym subject to planning. A floor plan is shown overleaf.

	m ²	ft ²
First Floor	279.12	3,004
	279.12	3,004

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

Floor Plan

4-6 PORTLAND STREET, KILMARNOCK





Rental

Rental offers over **£12,000 per annum** are invited.

Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Rateable Value

The property is assessed with an RV of £36,000, this however includes the ground floor, the RV is in the process of being reassessed.

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:



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Arlene Wallace
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Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

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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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