

TO LET

Modern Retail Unit

Suitable for trade counter/office use

Private car parking

Strong surrounding occupiers including Tesco Extra & Galleon Centre

NIA – 179.81 Sq M (1,935 Sq Ft)

Offers over £14,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

22 NURSERY STREET, KILMARNOCK, KA1 1RQ

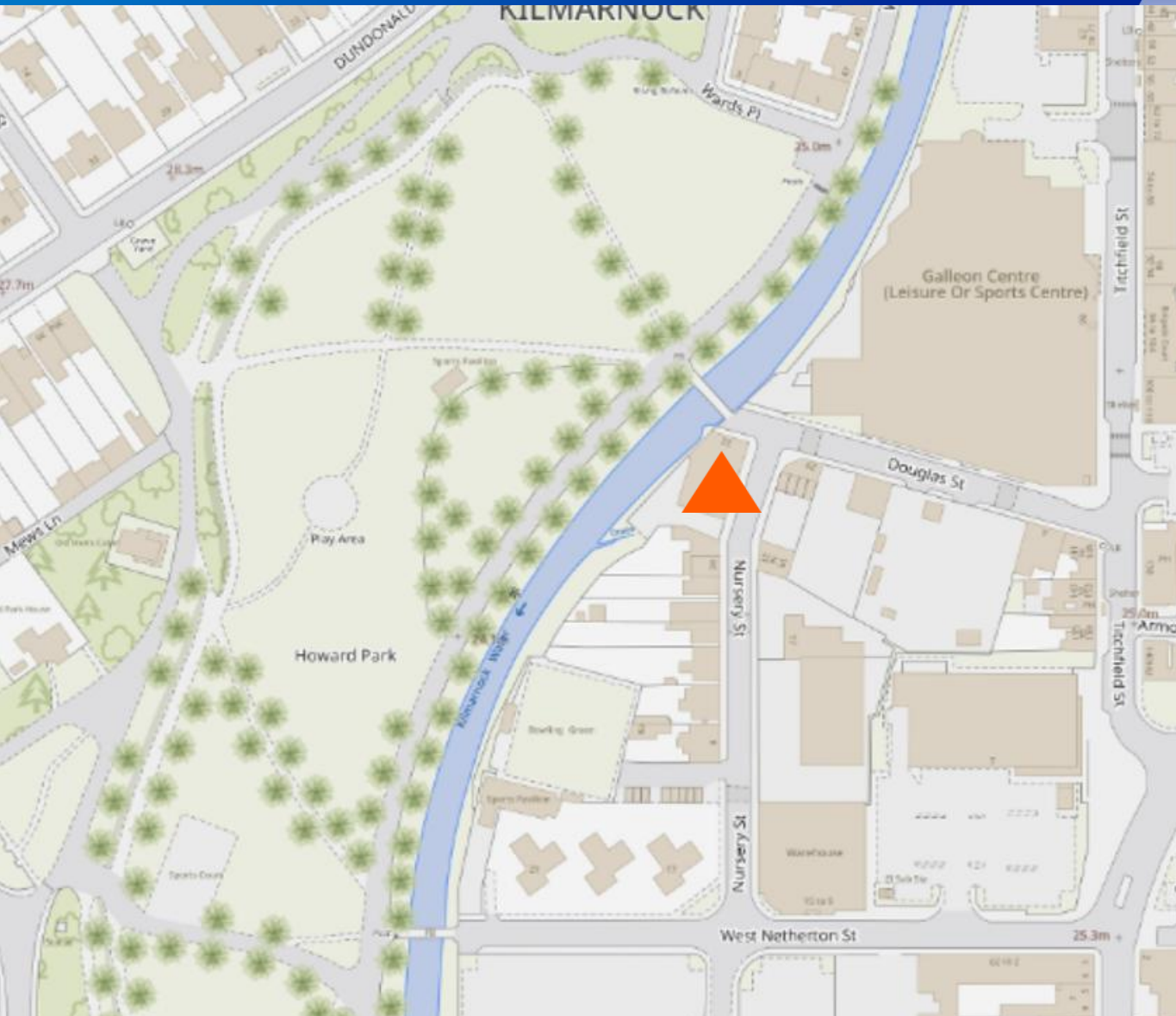
CONTACT: Daniel Bryson | d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

22 NURSERY STREET, KILMARNOCK



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

The property is prominently located on Nursery Street nearby to the junction with Douglas Street to the south of the town centre in an area of mixed commercial and residential use.

Surrounding occupiers are strong in nature and include Tesco Extra, Aldi, McDonalds, Galleon Centre, Douglas Street Business Centre and Kilmarnock Removals.

Private parking to the rear is available on a common basis, shared with the adjoining business centre, whilst plentiful on-street parking is available in the surrounding locality.

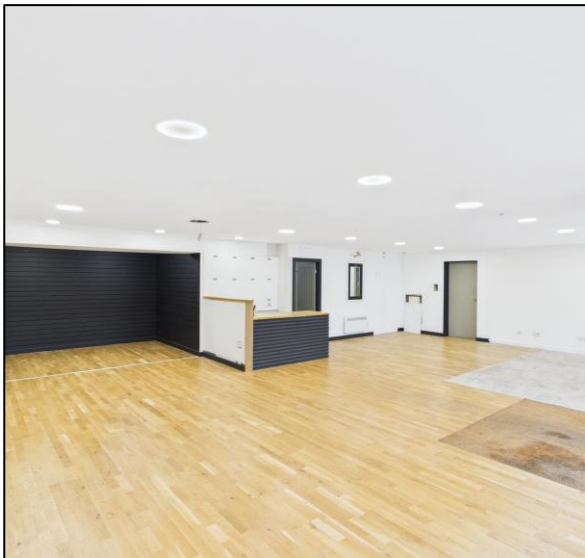


FIND ON GOOGLE MAPS



Description

22 NURSERY STREET, KILMARNOCK



The subjects comprise a ground floor single storey semi-detached retail unit of brick construction surmounted in a pitched roof clad in cement style sheeting. The building is attractively finished in facing brick to the front elevation with four large display windows in addition to a glazed pedestrian entrance providing plentiful natural daylight. The windows are protected externally by security roller shutters. Rainwater goods are of modern pvc style. Windows to the front elevation are of modern pvc double glazed style.

Internally, flooring is of concrete throughout finished in a mixture of hardwood flooring and tile. Internal walls are of plasterboard and painted whilst ceilings are of same.

The property offers substantial showroom, office and supplementary storage space in addition to a staff kitchen and WC.

Services are of electricity, water and drainage. The landlord is willing to install a gas supply to the property if required by a new tenant. Heating is of modern electric throughout whilst lighting is of modern LED. There is a security alarm system installed.

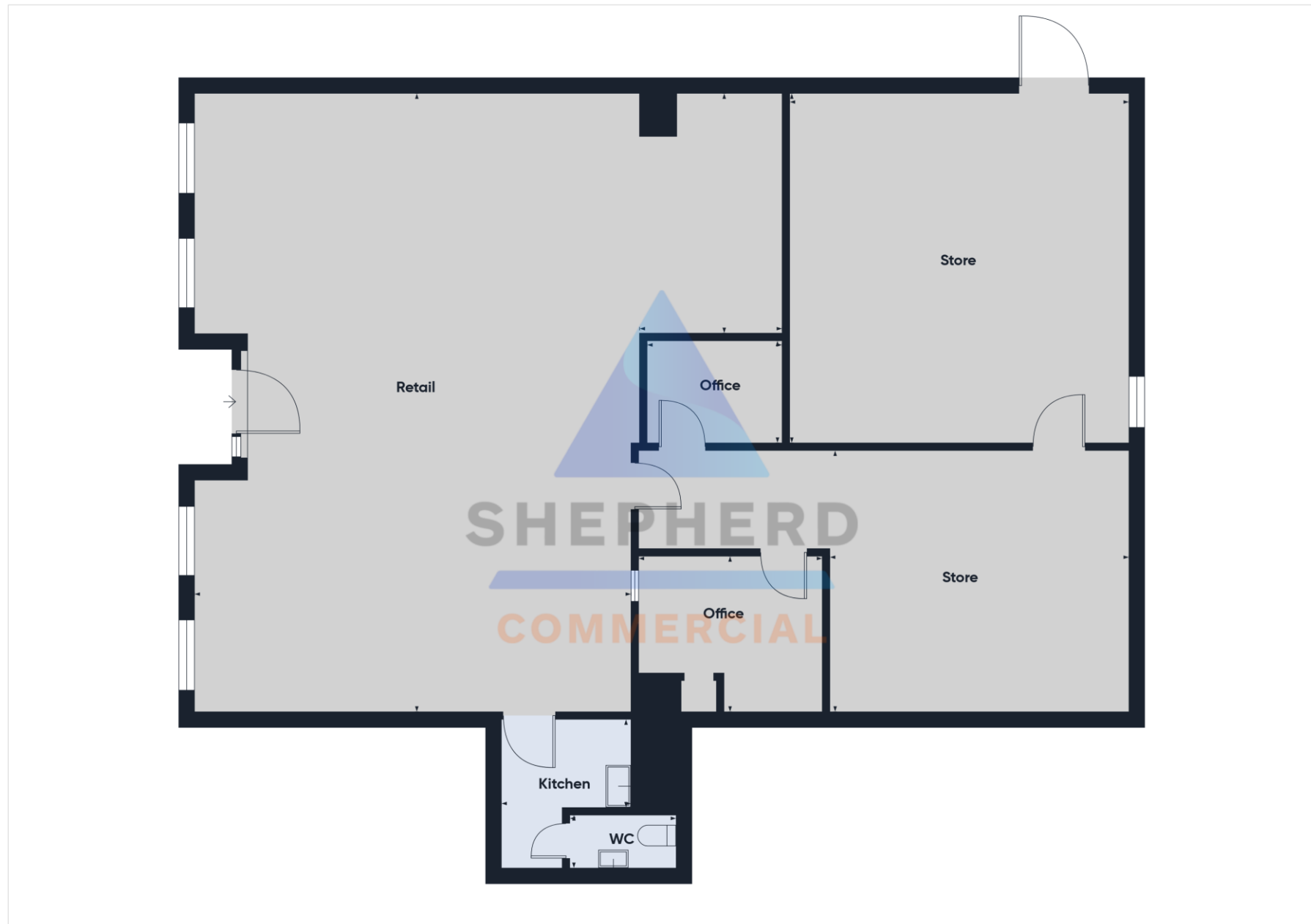
	m ²	ft ²
	179.81	1,935

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

22 NURSERY STREET, KILMARNOCK





Rental

Offers over **£14,000 per annum** are invited.

Lease Terms

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

Planning

We assume the subjects benefit from Class 1A permission in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended and therefore would be suitable for a variety of retail uses including a home improvement showroom, hair and beauty or any other retail/office use.

Rateable Value

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

Workshop RV £13,500

Store RV £3,650

Office RV £460

Potential business rates payable - £2,521 per annum.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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

We are advised the property has not been elected for VAT and therefore VAT is not payable upon the rent and any other charges.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be 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

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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