



Taylor
Property Consultants

FOR SALE

Retail Investment



**172 MAIN STREET
KILWINNING
AYRSHIRE KA13 6EE**



**T: 01563 525504
M: 07535 277 139**



Taylor Property Consultants

172 MAIN STREET
KILWINNING
KA13 6EE

Location

The subjects are located on the north side of Main Street in Kilwinning. The pedestrianised Main Street forms the retail centre of the town and benefits from good public parking on both north and south sides of the street. The street comprises a mixture of local and national retailers serving a population of circa 16,000. It has undergone a comprehensive regeneration as part of the Irvine Bay area by the Irvine Bay Regeneration Company. Nearby retailers to the subject property include **Coop Food**, **Lloyds Pharmacy** and **Thorne Travel**.

Description

The subjects comprise a very attractive ground floor shop unit with excellent display windows on to Main Street with roller shutter covers. The shop is fitted out to a modern standard for its current use as a hairdressers. The present layout provides a front and mid-section cutting area, a rear kitchen and staff area, and toilet a storage facilities to the side off the front area. To the rear of the building is an area of land currently used for private parking but which may allow for the future extension of the premises.

Areas and Dimensions

Front Sales:	28.99 sq m	312 sq ft
Rear Sales:	17.57 sq m	189 sq ft
Staff/Kitchen:	7.06 sq m	76 sq ft
Toilet:	2.89 sq m	31 sq ft
Gross Frontage:	3.85 m	12 ft 8 ins

Lease Details

The premises are let to Khalil Yasin who operates a hairdresser's business. The tenant has another outlet in nearby Ardrossan. The lease is on full repairing and insuring terms for a period of 10

years from 1 June 2022. There is a rent review at the end of year 5 and a tenant break option at the end of 18 months. The annual rent is £7,200 per annum, payable monthly in advance. There is no Schedule of Condition.

Price

Offers in the region of **£75,000** are invited. VAT will not be payable on the purchase price.

Legal Costs

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

Energy Performance Certificate

Available on request.

Viewing and Further Information

Strictly through the sole agents:-

William Taylor
Taylor Property Consultants
2 Olive Road
KILMARNOCK KA1 2HT

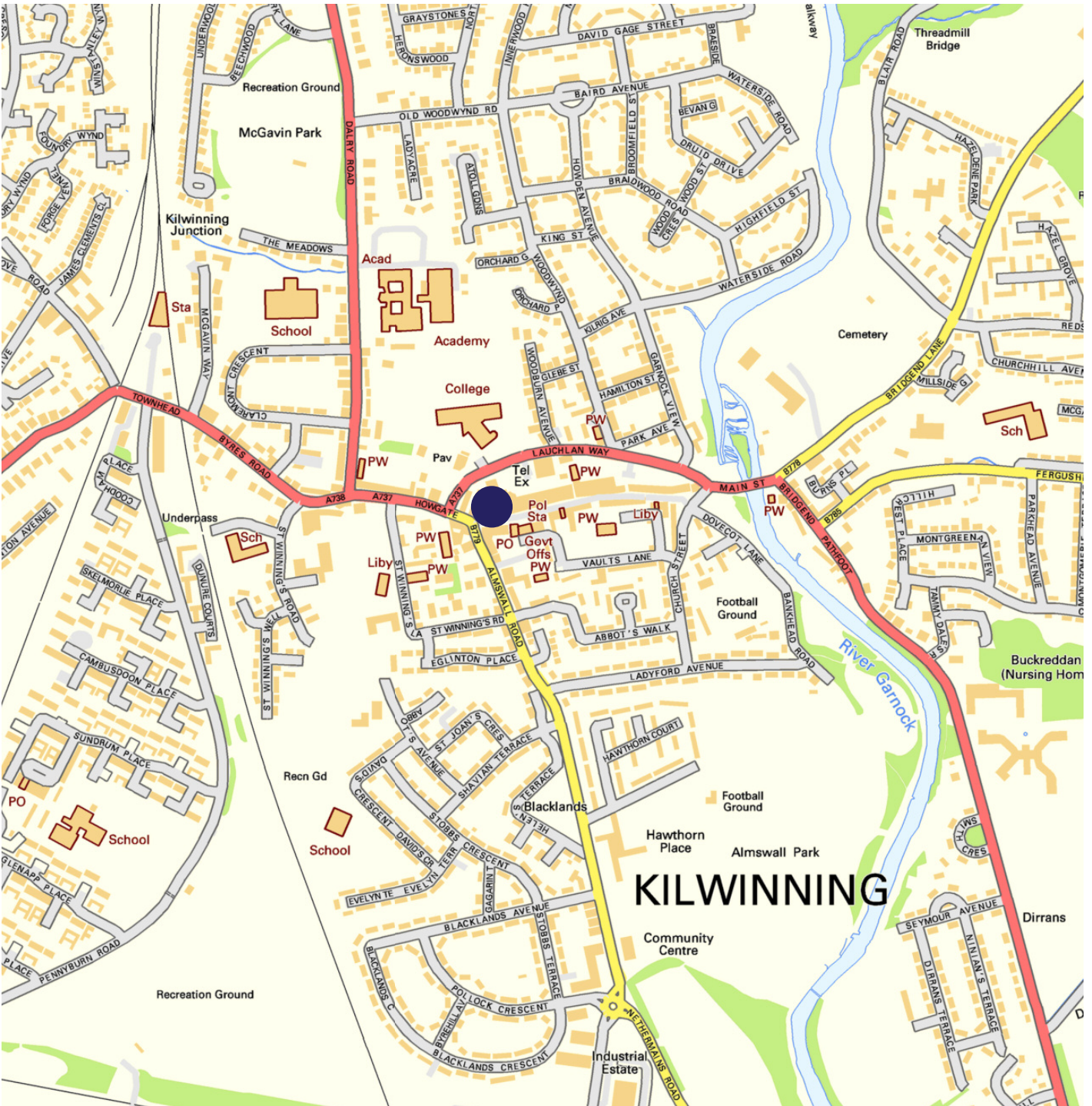
01563 525504

william.taylor@taylorpropertyconsultants.org.uk



Taylor Property Consultants

172 MAIN STREET
KILWINNING
KA13 6EE



Contains Ordnance Survey data © Crown copyright and database right 2021

Important Notice

Taylor Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 and are advised to do so;
- (iii) no person in the employment of Taylor Property Consultants has any authority to give representation or warranty whatever in relation to this property;