

# FOR SALE

## Retail Investment

📍 53 Titchfield Street,  
Kilmarnock, KA1 1QS

- 🌐 Main road frontage
- 🌐 Town Centre location
- 🌐 Busy thoroughfare
- 🌐 VAT free investment
- 🌐 Net Initial Yield 12%

**kirkstone**  
PROPERTY CONSULTANCY

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Viewing by appointment via the joint selling agents;

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## Location

Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The property is located on the east side of Titchfield Street, close to its junction with Fowlds Street in Kilmarnock town centre. Fowlds Street forms part of the Kilmarnock Ring Road. Titchfield Street is 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 Railway Station is close by.



## Description

The subjects comprise a ground floor beauty salon within a three storey traditional red sandstone building. The roof is pitched and clad in tile. There are offices on the upper floors.

Externally, the shop has a timber glazed frontage under a non-illuminated fascia board and is accessed via a single pedestrian door which leads into the treatment area. The floor is tiled and the walls are of plaster/paint. The ceiling incorporates LED box lighting. A kitchenette and welfare facilities are provided to the rear of the shop.

## Accommodation

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area & storage	43.24	465
<b>TOTAL</b>		<b>43.24</b>	<b>465</b>

The above areas have been calculated on a NIA basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Tenancy

The property is let on a 5 year lease that commenced in October 2020. The passing rent is £7,200 per annum. The lease is subject to a rent review in September 2024. There are no break options.



## Offers

Offers over £60,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) subject to the lease agreement in place. Based on a rental income of £7,200 per annum, a purchase at this level would reflect a net initial yield of 12%.

## Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £6,100 effective from 1st April 2023.

## Energy Performance

A copy of the Energy Performance Certificate (EPC) is available upon request.

## VAT

The subjects have not been elected for VAT and therefore no VAT will be payable on the sale price.

## Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any registration dues and LBTT.

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