

TO LET Shop

 2 Central Avenue,
Kilmarnock, KA1 4PS

-  Main road frontage
-  Residential area
-  Free parking
-  Rates exempt
-  VAT free rent

kirkstone
PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

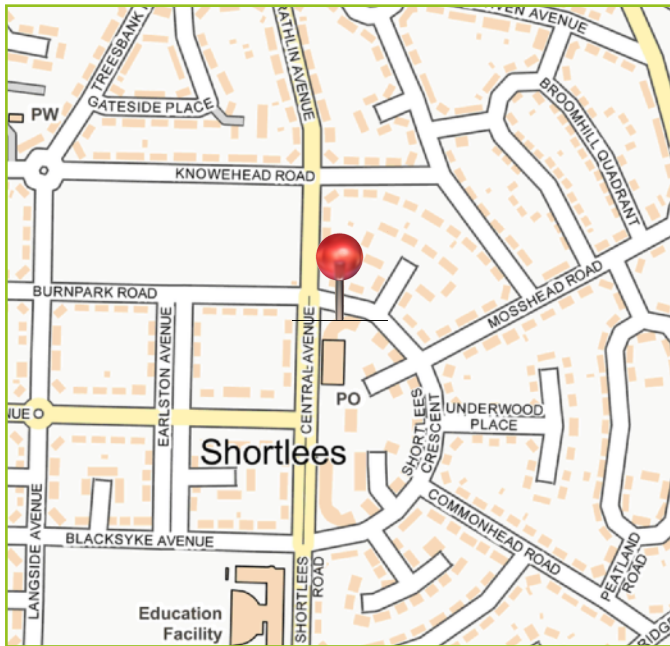
0141 291 5786



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 to the east of Central Avenue immediately at its junction with Shortlees Crescent, in the Shortlees area of Kilmarnock. The situation of the subjects benefit from being at the centre of a densely populated residential area. The main arterial road (Ayr Road), which passes through the centre of Kilmarnock takes less than one minutes' drive to reach. Nearby occupiers include Shortlees Post Office, Cod Father and Kayani News.



Description

The subjects comprise a retail unit within a single storey building of masonry construction which sits under a flat roof. The property is accessed via a single timber framed and glazed door. Internally, the main sales area is open plan and connects to a similar sized room to the rear. Staff welfare facilities are at the back of the shop.

The ceilings are of suspended tile and incorporate fluorescent strip box lighting. The walls are of plasterboard and are covered in pinewood at various locations. The flooring is covered with laminate. There is no gas supply to the property and space heating is provided electrically. Ample free parking is available to the front of the property.



Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area & storage	72.18	777



Lease Terms

The subjects are available to lease on a Full Repairing and Insuring basis, for a term to be agreed, at a rent of £8,500 per annum. Full quoting terms are available upon request.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £5,300.

Particulars

EPC	Available upon request
VAT	Not payable on the rent
Legal costs	Each party responsible for their own
Entry	On completion of legal formalities

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