

GROUND FLOOR RETAIL UNITS

- > 3 UNITS REMAINING
- > POPULAR SECONDARY TOWN
CENTRE LOCATION
- > NO RATES PAYABLE
- > UNITS AVAILABLE FROM
38.09 SQ. M. (410 SQ. FT.) TO
43.73 SQ. M. (471 SQ. FT.)

TO LET

47-65 TITCHFIELD STREET, KILMARNOCK, KA1 1QS

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk 01292 267987 www.shepherd.co.uk
Shahzad Shaffi ss@kirkstoneproperty.com 0141 291 5786 www.kirkstoneproperty.com



LOCATION

The property is located on Titchfield Street 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 is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.

THE PROPERTY

The subjects comprise 7 ground floor retail units set within a three storey Category 'C' listed tenement formed in red sandstone and brick with a pitched roof clad in tile.

The vacant units have been recently upgraded with each comprising a sales area and staff w.c. facilities.

ACCOMMODATION

No 47	43.73 sq.ft (471 sq.m)
No 51	40.32 sq.ft (434 sq.m)
No 53	LET
No 57	38.09 sq.ft (410 sq.m)
No 59	LET
No 61	LET
No 65	LET

The above areas have been calculated on a net internal basis.

RATING ASSESSMENT

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

No 47	RV £5,700
No 51	RV £6,000
No 53	RV £6,100
No 57	RV £5,000
No 59	RV £6,200
No 61	RV £6,400
No 65	RV £6,700

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC's are available upon request.

LEASE TERMS

The properties are available on a new full repairing and insuring lease of negotiable length.

RENT

No 47	£6,500 per annum
No 51	£6,000 per annum
No 57	£6,000 per annum

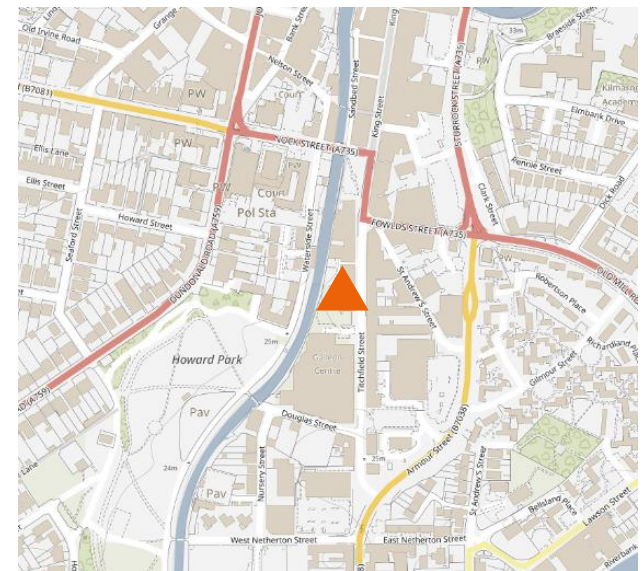
COSTS

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.

VALUE ADDED TAX

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.



For further information or viewing arrangements please contact the sole agents:

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Kirkstone Property Consultancy Shahzad Shaffi 0141 291 5786 ss@kirkstoneproperty.com

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JUNE 2023**

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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