

OFFICE INVESTMENT

- > PROMINENT TOWN CENTRE LOCATION
- > PART LET TOWNHOUSE
- > ONE SUITE LET AND TWO VACANT
- > 107.73 SQ. M. (1,160 SQ. FT.)
- > CURRENT INCOME £4,800 PER ANNUM
- > OFFERS OVER £115,000

FOR SALE

24 PORTLAND ROAD, KILMARNOCK, KA1 2BS

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk David Houston david.houston@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on Portland Road a popular office location on the edge of Kilmarnock town centre in an area characterised by Victorian townhouses and terraces.

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.

THE PROPERTY

The subjects comprise a mid terrace two storey townhouse with projection to the rear formed in stone and brick with pitched roof clad in slate.

The premises comprise three office suites which provide the following accommodation:

Ground Floor Suite 1:

- > 2 Offices
- > Tea Prep Area
- > W.C.

Ground Floor Suite 2:

- > Office
- > Tea Prep Area
- > W.C.

First Floor

- > Three Offices
- > W.C. Facilities

RATING ASSESSMENT

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

Ground Floor Suite 1	RV £5,100
Ground Floor Suite 2	RV £3,200
First Floor	RV £5,400

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 property is currently part occupied, details are below:

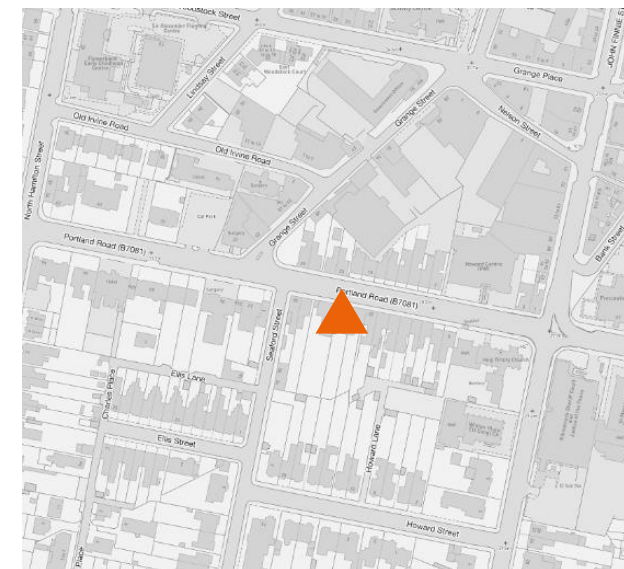
Ground Floor Suite 1 – currently available at offers over £4,500 per annum.

Ground Floor Suite 2 – currently available at offers over £3,000 per annum.

First Floor – currently let at a rent of £4,800 per annum – further information is available upon request.

ACCOMMODATION	SqM	SqFt
Suite 1	36.60	394
Suite 2	20.45	220
First Floor	50.68	546
TOTAL	107.73	1,160

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



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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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. **JANUARY 2024**

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PRICE

Offers over £115,000 are invited.

COSTS

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

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.

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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