

FITTED CAFÉ PREMISES

- > ATTRACTIVE SETTING IN THE HEART OF KILMARNOCK TOWN CENTRE
- > 70.3 SQ M (756 SQ FT)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > OFFERS OVER £7,500 PA

Alzheimer Scotland
Brain Health & Dementia Resource Centre

**Vitalita
Therapies**
Massage &
Wellness Centre
TEL: 07804 785 761

**THE WYND
COFFEE SHOP**

TO LET

14 COLLEGE WYND, KILMARNOCK KA1 1HN

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk
Arlene Wallace a.wallace@shepherd.co.uk

David Houston BSc (Hons) MRICS david.houston@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The property is located on College Wynd in Kilmarnock's historic town centre with open views over the New Laigh Kirk and churchyard with College Wynd providing a link between John Finnie Street and Bank Street.

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

THE PROPERTY

The subjects comprise ground floor café premises in a two storey terrace of similar formed in stone and slate.

The internal accommodation comprises the following:

- > Café/Retail Area
- > Rear Café/Retail Area
- > Kitchen
- > Store Room
- > Wc Facilities

The property traded previously as a café although it is suited to a variety of retail or office uses.

The property remains fitted and all equipment would be included within the subjects let although is not warranted by the landlord.

RATING ASSESSMENT

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

RV £10,400

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

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of G50, a copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers over **£7,500 per annum** are invited.

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.

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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ACCOMMODATION	SqM	SqFt
TOTAL	70.3	756

The above area has been calculated on a net internal area basis.



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

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

Kevin N Bell kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk David Houston david.houston@shepherd.co.uk

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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