

NEW
RENT

Chest Heart & Stroke Scotland

savers

PRIME TOWN CENTRE RETAIL UNIT

- > PRIME RETAIL LOCATION
- > SUBSTANTIAL DOUBLE FRONTED RETAIL UNIT
- > 897.40 SQ. M. (9,658 SQ. FT.)
- > OFFERS OVER £25,000 PER ANNUM

TO LET/MAY SELL

47 KING STREET, KILMARNOCK, KA1 1PT

CONTACT: David Houston BSc (Hons) MRICS david.Houston@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk

**SHEPHERD**
COMMERCIAL

LOCATION

The subjects are located in Kilmarnock, which is the commercial and administrative centre for East Ayrshire and has a population of approximately 45,000 and a catchment population of approximately 120,000.

The property occupies a prime position on the pedestrianised section of King Street, in the town's primes retailing area. Nearby occupiers include M&S, WH Smith and Boots.

THE PROPERTY

The subjects comprise retail premises forming part of a three storey and basement building formed in a combination of stone and brick, surmounted by a flat roof. The premises includes a substantial rear annex accessed via a link bridge and formed over four levels.

Internal accommodation comprises the following:

Ground:

- > Sales Area
- > Rear Storage

Basement:

- > Staff Kitchen Facilities
- > Staff W.C.
- > Storage

First and Second:

- > Additional Retailing/Storage

Rear Annex:

- > Four Floors of Storage Space.

RATING ASSESSMENT

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

RV £34,400

ENERGY PERFORMANCE CERTIFICATE

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

Offers over **£25,000 per annum.**

SALE

Our clients may consider selling the property, further information available upon request.

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.

47 KING STREET, KILMARNOCK

ACCOMMODATION	SqM	SqFt
Ground	222.63	2,396
First	172.08	1,852
Second	172.08	1,852
Basement	44.38	478
Rear Annex	286.24	3,080
TOTAL	897.41	9,656

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. **UPDATED MARCH 2024**



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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