



- Prime office area
- Attractive period building
- 45.2 sq. m. (487 sq. ft.)
- £5,000 per annum

#### VIEWING & FURTHER INFORMATION:

[AyrCommercial@shepherd.co.uk](mailto:AyrCommercial@shepherd.co.uk)

T: 01292 267987

F: 01292 611521

[www.shepherd.co.uk](http://www.shepherd.co.uk)

#### LOCATION

The premises are located in Kilmarnock's prime office area on Portland Road a short distance west of the town centre.

The area is characterised by stone terraces and townhouses of similar style as the subject property.

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

#### THE PROPERTY

The subjects comprise an upper floor suite within a traditional 2 storey townhouse formed in stone and slate.

The office office suite is self-contained comprising cellular office accommodation together with w.c. facilities.

#### FLOOR AREA

We estimate the internal floor areas based on IPMS 3 – Office as follows:

45.2 sq. m. (487 sq. ft.)

#### RATING ASSESSMENT

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

First Floor RV £3,650

#### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

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

## RENT

Offers over £ 5,000 per annum

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for LBTT and recording fees 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 incidence of Value Added Tax in respect of this transaction.

## VIEWING

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

A 22 Miller Road, Ayr, KA7 2AY

T 01292 267987

F 01292 611521

E [AyrCommercial@shepherd.co.uk](mailto:AyrCommercial@shepherd.co.uk)

Publication date: Updated August 2017

