

FOR SALE

TOWN CENTRE INVESTMENT OPPORTUNITY

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77-81 Main Street, Kilwinning, KA13 6AN

- Two shops and one flat
- Pedestrianised town centre location
- Income of £10,920 per annum
- Price reduced – offers over £100,000

► Location

The property is located on Kilwinning Main Street in the pedestrianised section of the town centre with surrounding units occupied by a range of local and national operators including Tesco and William Hill.

Kilwinning lies in the North Ayrshire Council area a short distance north of Irvine with a resident population of around 16,000. Kilwinning enjoys reasonable transport links via the A78 trunk route and is a stop on the Ayr-Glasgow railway line.



► The Property

The subjects comprise a two storey mid terrace property formed in stone walls with pitched roof clad in slate.

The property comprises two small kiosk type retail units at ground floor level each of which comprises sales area and staff w.c.

The upper floor comprises a self-contained flat which includes lounge, two bedrooms, kitchen and bathroom.

► Floor Areas

Retail

No 77	26.5sq.m (286sq.ft)
No 81	28sq.m (302sq.ft)

Flat	59sq.m (635sq.ft)
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The retail units have been measured on a net internal basis and the flat gross internal.

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(s) are set out as a general outline only 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 intending purchasers or tenants should not rely upon 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; and, (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 Value Added Tax in respect of any transaction.

► Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

► Lease Terms

No 77	Let until October 2015, current rental	£ 3,600 p.a.
No 79	Let on short assured tenancy, current rental	£ 5,400 p.a.
No 81	Let on short term lease, current rental	£ 1,920 p.a.
TOTAL		£10,920 p.a.

► Purchase Price

Offers over £100,000 are invited.

► 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.

► Costs

In the case of a lease the incoming tenant will be responsible for the landlords reasonably incurred legal expenses.

► Viewing and Further Information

Please contact the marketing Agents for further information.

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