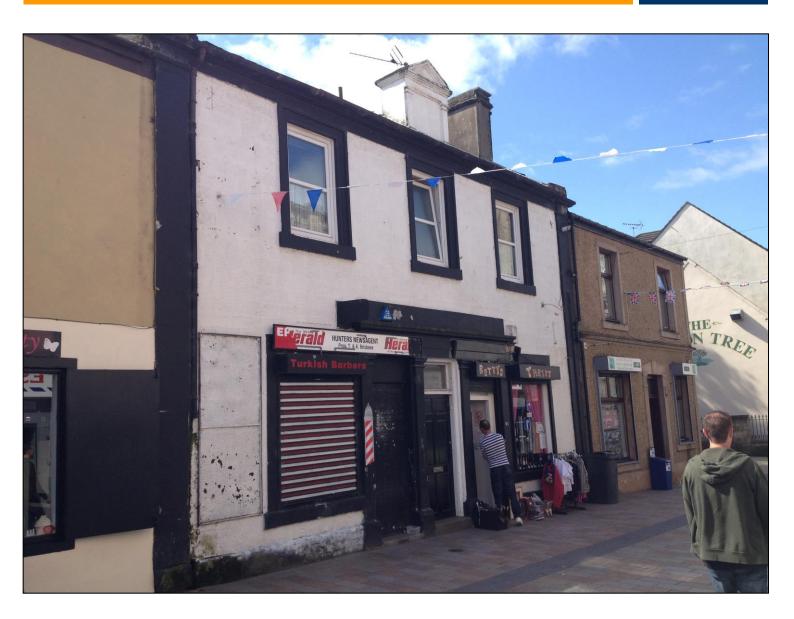
FOR SALE

TOWN CENTRE INVESTMENT OPPORTUNITY



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77-81 Main Street, Kilwinning, KA13 6AN

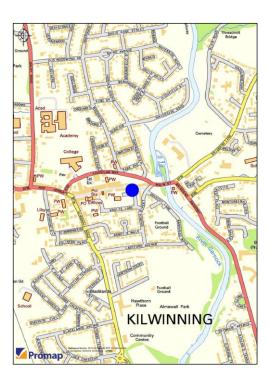
- Two shops and one flat
- Pedestrianised town centre location
- Income of £10,920 per annum
- Price reduced offers over £100,000



▶ 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)

The retail units have been measured on a net internal basis and the flat gross internal

► Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

Lease Terms

No 79

No 77 Let until October 2015, current rental £ 3,600 p.a.

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.

J & E Shepherd • Chartered Surveyors 22 Miller Road • Ayr • KA7 2AY

Tel. 01292 267 987 • Fax. 01292 611 521 Email. <u>AyrCommercial@shepherd.co.uk</u>



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