

## FOR SALE

# 43 John Finnie Street, Kilmarnock

43 John Finnie Street, Kilmarnock, UK KA1 1BL



Office for sale, 4,078 sq ft, p.o.a

For more information visit https://realla.co/m/36715-43-john-finnie-street-kilmarnock-43-john-finnie-street

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# Kilmarnock ₹ W Langlands St Stagecoach at Park St Kilmarnock Bus Station The Palace Theatre Woodstock St W

### Modern office investment for sale

The subjects comprise a two storey building of stone and brick construction roughcast rendered externally beneath a pitched roof clad in profile metal sheeting. The building is back lying and is accessed via a shared pend access from John Finnie Street. Internally the office accommodation has been subdivided and comprises 43A, 43B and 43C John Finnie Street, Kilmarnock. The subjects provide office, kitchen, storage and WC facilities.

The subjects are occupied by Action For Children Charity. The original lease commenced on 1st May 2012 for a period of 5 years on an Internal Repairing and Insuring basis and currently continues under tacit relocation on a year to year basis. The current passing rent is £19,000 per annum, payable monthly in advance.

### **Highlights**

- Ground and First Floor Office Premises
- Part Investment
- Modern Internal Fit Out
- Town Centre Location

### **Property details**

Price	P.O.A
Building type	Office
UBR 2018/2019	0.48
VAT	VAT is not currently payable upon the purchase price.
Tenure	Freehold
Deal type	Investment
EPC category	F+
Size (NIA)	4,078 sq ft

Unit	Floor	Size sq ft
43A	Ground	1,080 NIA
43B	Ground	885 NIA
43B	First	1,316 NIA
43C	First	797 NIA
Total		4,078

### More information

### Visit microsite

https://realla.co/m/36715-43-john-finnie-street-kilmamock-43-john-finnie-street

### Contact us

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Viewings strictly by appointment through Graham

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