



FALCONER
PROPERTY CONSULTANTS

Culverwell

TO LET / MAY SELL

**11 Portland Street, Kilmarnock,
KA1 1JN**

TOWN CENTRE RETAIL UNIT

- PROMINENT RETAIL PITCH
- SUITABLE FOR ALTERNATIVE USE
- OFFERS IN THE REGION OF £200,000 TO BUY
- LEASE FROM £20,000 PER ANNUM
- INCENTIVES OFFERED
- DEVELOPMENT OPPORTUNITY
- SUB DIVISION POSSIBLE
- 4,939 SQ FT



LOCATION

Kilmarnock is one of the principal towns in Ayrshire with a population of around 45,000 people and a wider catchment in the region of 90,000 people. The town is situated 25 miles south west of Glasgow city centre.

The premises are located within the pedestrianised section of Kilmarnock town centre, immediately adjacent to The Cross and King Street and in close proximity to the entrance to Burns Mall Shopping Centre.

Nearby occupiers include Peacocks, Sports Direct, Wetherspoons, Top Shop, Costa and the PRA Group, one of Kilmarnock's largest employers with a workforce in the region of 300 people.



DESCRIPTION

The subjects comprise a two storey mid terrace property constructed in the late 1990's. The building is of steel portal frame construction with sandstone effect block exterior whilst being surmounted by a pitched profiled sheet roof. The property benefits from a large return frontage.

Internally, the subjects provide large open plan retail area at ground floor level whilst the first floor provides storage space, office, tea prep area and w.c.'s

Subject to appropriate change of use, we believe the property would be well suited for multiple uses to include Class 1, Class 3 (Restaurant) and possibly class 11 (leisure/gym) to name some.

PLANNING

We understand that the property currently benefits from Class 1 (Retail) consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

FLOOR AREAS

From sizes taken during our inspection we calculate the Net Internal Area measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) to extend to:

Ground Floor 289.67m²/3,118ft²

First Floor 168.18m²/1,821ft²

PROPOSAL

Rental offers in excess of £20,000 per annum exclusive are invited. The premises are available on the basis of a new full repairing and insuring lease for a term to be agreed. The premises are also available for sale for offers in the region of £200,000.

RATING

The Rateable Value of the property is £37,250.

EPC

G - A copy of the EPC and Recommendation Report can be provided upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the joint agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents:

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MRICS

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