



LOCATION

Cumnock has a resident population of just over 9,000 persons and is located approximately 13 miles south of Kilmarnock and 13 miles east of Ayr, connected by the A76 and A70 respectively. The A70 also provides access to the M74.

The property is located on The Square, immediately adjacent to New Image Hair and 123 ABC Baby Shop.

The property is Category B Listed.

TERMS

The premises are held on an FRI lease expiring 7 September 2034 at a passing rent of £10,752 per annum, which is subject to annual RPI uplifts.

The property is available by way of an assignment or sub-lease and incentives may be available, subject to covenant.

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

EPC

An Energy Performance Certificate is attached for your information.

Accommodation

Ground Floor:	173.4 sq m	1,866 sq ft
TOTAL:	173.4 SQ M	1,866 SQ FT

Business Rates and Service Charge

Rateable Value (2017)	£11,200
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	£0.466
Rates Payable (2017/18)	£5,219 pa

For more information, please contact:

Erin Mills
Graduate Surveyor
0131 222 4564
erin.mills@cushwake.com

Fraser Ramage
Surveyor
0131 222 4584
fraser.ramage@cushwake.com

One Edinburgh Quay, 133 Fountainbridge
Edinburgh EH3 9QG
Phone: +44 (0) 131 222 4500

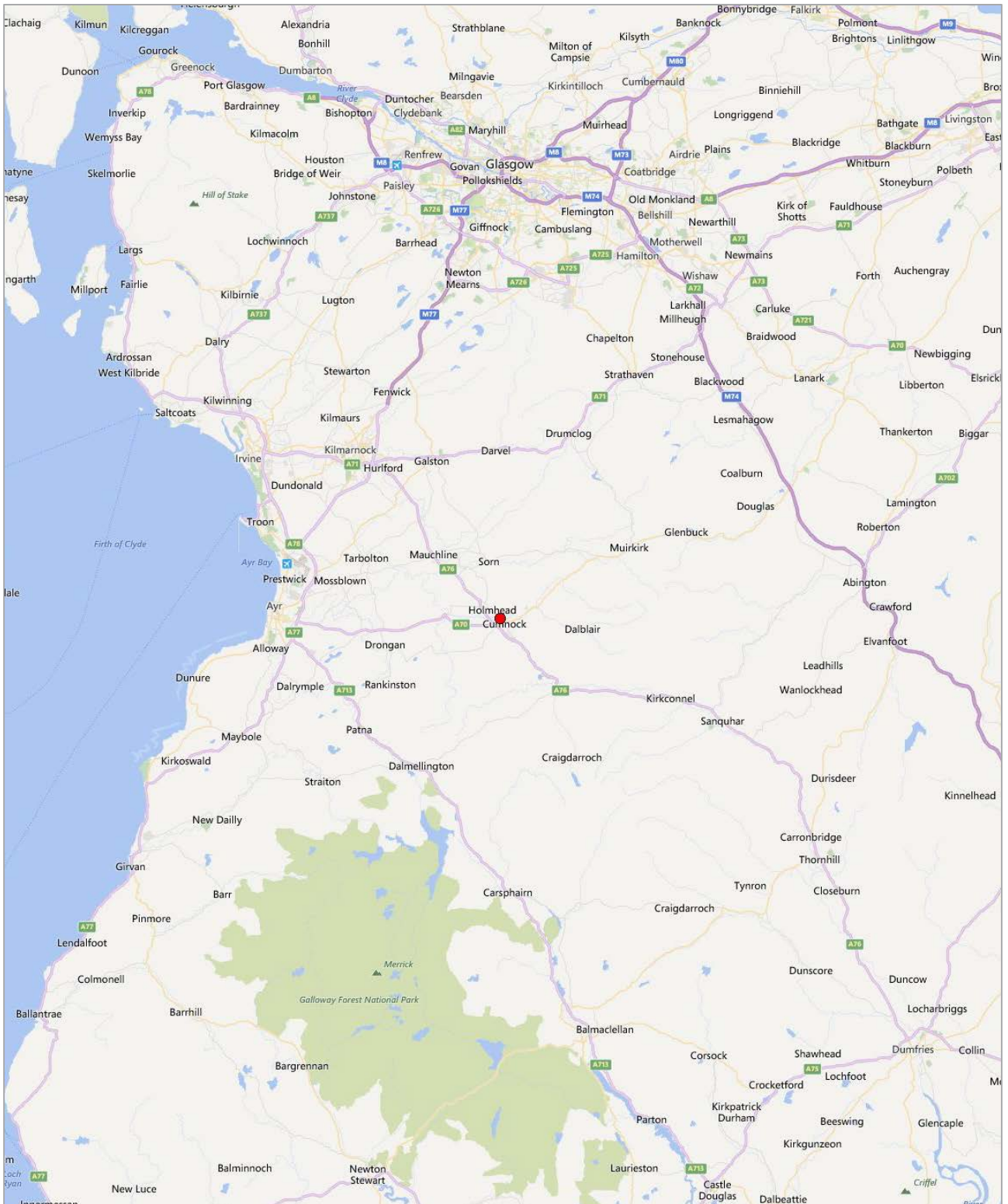
cushmanwakefield.co.uk



**CUSHMAN &
WAKEFIELD**

CUMNOCK

30 The Square KA18 1AR



Cushman & Wakefield LLP (and any joint agent appointed) on their own behalf and for vendors or lessors of this property, whose agents they are, gives notice that:

Cushman & Wakefield LLP ("C&W") gives notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required. March 2017

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

Clydesdale Bank, 30 The Square, Cumnock KA18 1AR

Date of assessment: 19 February 2014
Date of certificate: 28 February 2014
Total conditioned area: 188.77m²
Primary energy indicator: 446 kWh/m²/yr

Reference Number: 3110-7634-1209-0392-0002
Building type: Retail/Financial
Assessment Software: EPCgen, v4.1.e.5
Transaction Type: Voluntary issue

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Very Poor

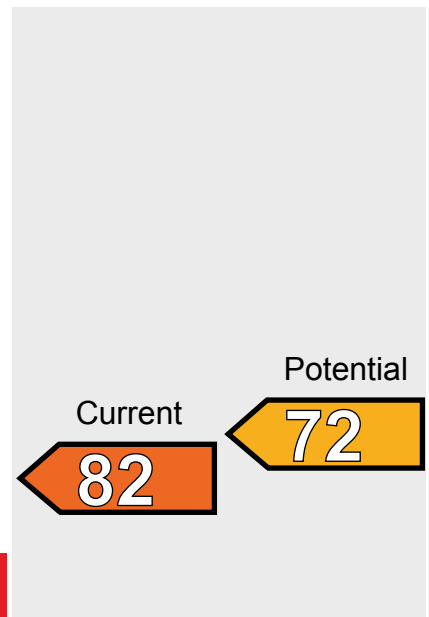
Approximate Energy Use:

280 kWh per m² per year

Approximate Carbon Dioxide Emissions:

82.38 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.



Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:



Recommendations for the cost-effective improvement of energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.
3. Add local time control to heating system.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no up-front capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.