

WORKSHOP PREMISES

- > PROMINENT LOCATION
- > ESTABLISHED COMMERCIAL AREA
- > INCLUDES EXTENSIVE YARDAGE
- > SUB-DIVISION POTENTIAL
- > 768.2 SQ. M. (8,269 SQ. FT.)
- > PASSING RENT £32,300 P.A.

TO LET

10-12 EAST SHAW STREET & 21 BENTINCK STREET, KILMARNOCK, KA1 4AN

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on the north side of East Shaw Street a short distance south of Kilmarnock town centre. The immediate area is one of mixed commercial use including Glencairn Industrial Estate with a Lidl supermarket and motor trade related uses in the wider locality.

Kilmarnock is the principal settlement in the East Ayrshire Council area having a resident population of around 46,500.

THE PROPERTY

The subjects comprise a substantial industrial premises used most recently as a workshop and MOT station.

A series of inter-linked single storey buildings are located on site formed essentially in brick and a combination of pitched and flat roofs.

Internally the subject comprise a series of workshops and stores together with a customer reception area and w.c. facilities.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £25,000

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The premises are held by our client under two separate leases at a passing rent of £32,300 p.a.

A copy of the leases can be provided upon request.

TERMS

The property is available to lease at the passing rent.

Our clients are able to offer a lease term until 30th June 2031.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

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 incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

10-12 EAST SHAW STREET &
21 BENTINCK STREET, KILMARNOCK

ACCOMMODATION	SqM	SqFt
TOTAL	768.2	8,269

The above area has been calculated on a gross internal basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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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 are set out as a general outline 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 any intending purchasers or tenants should not rely on 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; (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 VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2021**





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