

RETAIL

- > HIGH PROFILE CENTRAL COMMERCIAL LOCATION
- >
- > 121.25 SQ. M. (1,305 SQ. FT.)
- >
- > NO RATES PAYABLE SUBJECT TO STATUS
- >
- > RENT £16,000 PER ANNUM



TO LET

13 TITCHFIELD STREET, KILMARNOCK, KA1 1QW

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LOCATION

Kilmarnock is located within the East Ayrshire Council area and has a resident population of approximately 46,200 and draws on a wider rural catchment population. It is the main shopping and administrative centre for the East Ayrshire Council area.

Kilmarnock is located approximately 13 miles north east of Ayr and 25 miles south of Glasgow.

The subjects are located in a prominent secondary trading location on the west side of Titchfield Street, at the junction with Fowlds Street.

THE PROPERTY

The subjects comprise a ground floor retail unit within a three storey stone fronted building incorporating display window and recessed single entrance doorway to front. The property was formerly a bookmakers and provides Staff, Customer and Accessible WCs

Internal accommodation comprises the following:

- > Retail Area
- > Office/Store Room
- > Staff WC
- > Customer WC

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £13,400

100% relief of rates is available under the Small Business Bonus Scheme for qualifying occupiers.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers over £16,000 per annum are invited.

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.

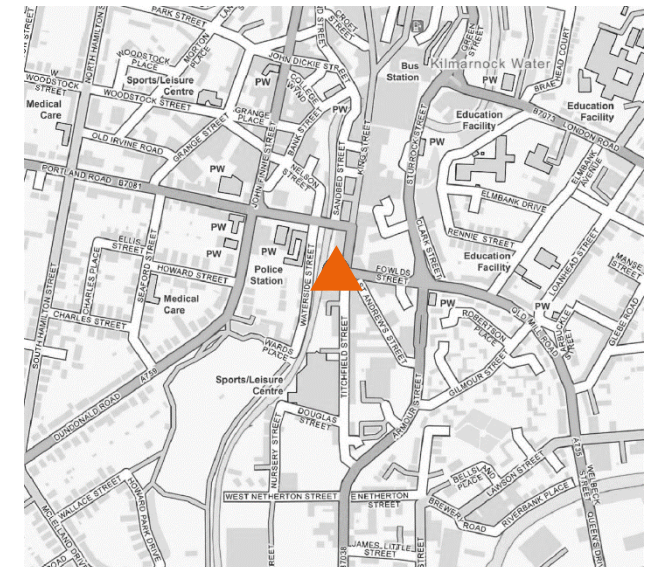
ANTI MONEY LAUNDERING REGULATIONS

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.

13 TITCHFIELD STREET, KILMARNOCK

ACCOMMODATION	SqM	SqFt
TOTAL	121.25	1,305

The above area has been calculated on a net internal area basis,.



Energy performance certificate

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. **MARCH 2020**

