

# TO LET

# 39/41 KING STREET KILMARNOCK

**100% PRIME RETAIL UNITS - NEW TO MARKET FOLLOWING SUBDIVISION**



## Location

Kilmarnock is situated approximately 25 miles south west of Glasgow City Centre and along with Irvine and Ayr it is one of the principal towns in Ayrshire. The town has a resident population of approximately 44,000 with a district population estimated in the region of 90,000.

King Street is the main retailing thoroughfare for the town and the subjects occupy a prime location within this. Nearby occupiers include BHS, Marks & Spencer, H Samuel, O2 and Game Station. This is in addition to New Look upsizing to larger premises, with Home Bargains and Wilkinsons also recently taking space in the town.

## Description

The subjects comprise two new retail units arranged over the ground floor only of a substantial stone built building under a pitched and slated roof.

## Accommodation

The main dimensions and net internal areas are as follows:

### Unit 1

Gross Frontage	18 ft 10 ins	5.75 m
Net Frontage	17 ft 3 ins	5.25 m
Ground Floor	760 sq ft	70.60 sq m

### Unit 2

Gross Frontage	13 ft 9 ins	4.19 m
Net Frontage	12 ft 10 ins	3.90 m
Ground Floor	434 sq ft	40.32 sq m

## Rating

To be reassessed following subdivision.

## Rent

**Unit 1** Rental offers in excess of £36,500 per annum.

**Unit 2** Rental offers in excess of £25,000 per annum.

## Lease Terms

The premises are available on the basis of new full repairing and insuring leases for a minimum of 10 years subject to 5 yearly upwards only rent reviews.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

## Entry

By agreement.

## Viewing and Further Information

**Culverwell**  
PROPERTY CONSULTANTS

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