

TO LET

43 King Street • Kilmarnock

PRIME RETAIL UNIT AVAILABLE
FOLLOWING NEW LOOK UPSIZING TO
LARGER PREMISES; WILKINSON'S AND HOME
BARGAINS ALSO OPENING IN THE TOWN

100% PRIME RETAIL UNIT



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**, **WH Smith** and **Clinton Cards**.

Description

The subjects comprise a double windowed shop unit arranged over the ground and first floor of a substantial stone built building under a pitched slated roof.

Accommodation

The main dimensions and net internal areas are as follows:

Gross Frontage	19ft 6in
Net Frontage	17ft 3in
Ground Floor	1,790 sq ft
Ground Floor Office	232 sq ft
First Floor	1,095 sq ft

Rating

We are verbally advised by the Local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£60,250
Commercial Rate Poundage	£0.485

(Exclusive of water and sewerage rates)

Rent

Offers in excess of £65,000 per annum exclusive are invited.

Lease Terms

The premises are available on the basis of a new full repairing and insuring lease 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

0141 248 6611
www.culverwell.co.uk

Peter Hutton

0141 248 6611
E: peter@culverwell.co.uk

Gunn
PROPERTY CONSULTANTS

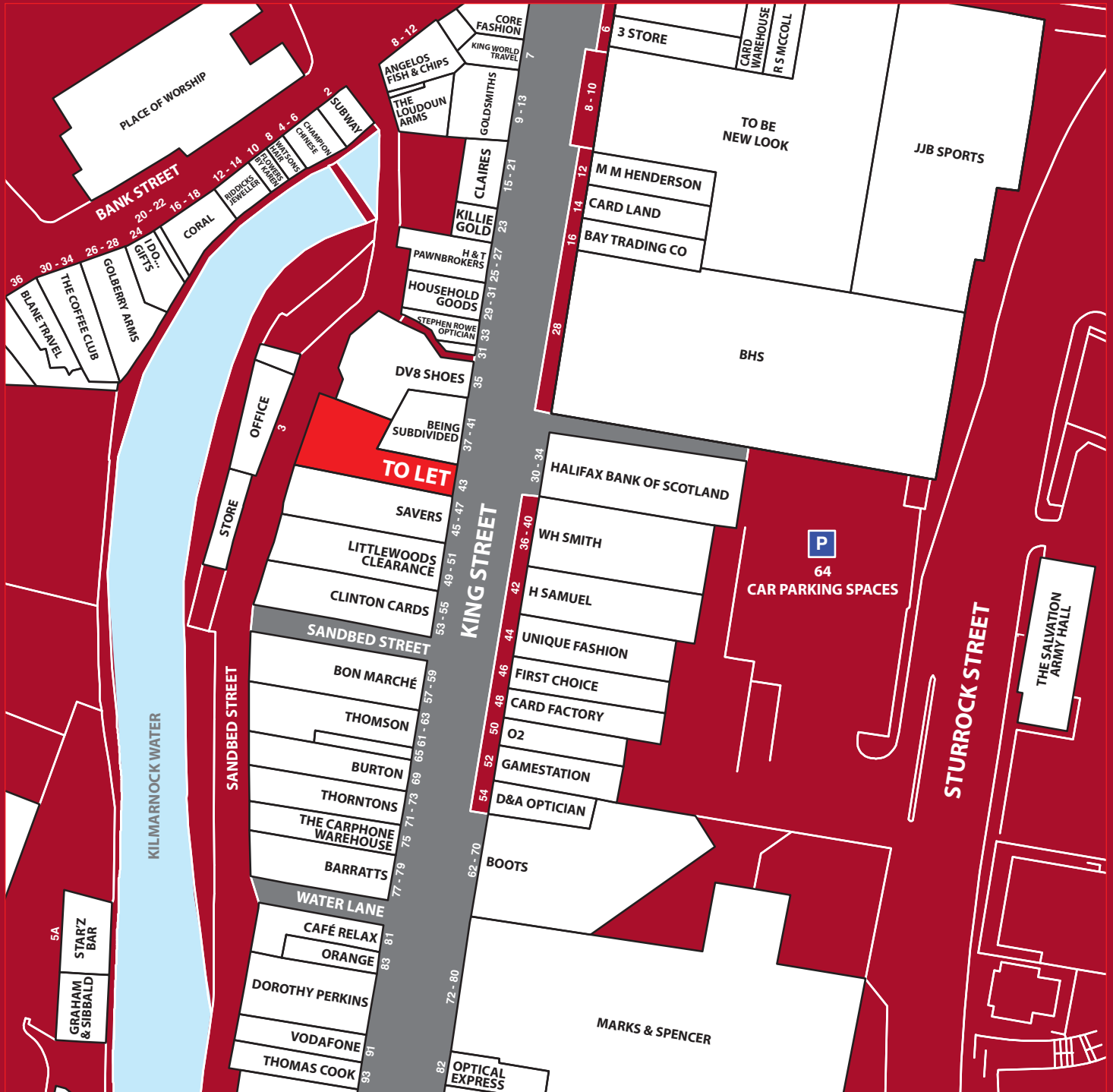
0141 221 3500

Stephen Gunn

T: 0141 221 3500
E: stephen@gunnproperty.co.uk

TO LET

PRIME SHOP UNIT



Peter Hutton

Culverwell
 T: 0141 248 6611
 E: peter@culverwell.co.uk

Culverwell
 PROPERTY CONSULTANTS

0141 248 6611
www.culverwell.co.uk

Stephen Gunn

Gunn Property Consultants
 T: 0141 221 3500
 E: stephen@gunnproperty.co.uk

Gunn
 PROPERTY CONSULTANTS
0141 221 3500

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. March 2010.

* The landlord will have absolute discretion on whether the tenant and deal are suitable to warrant the holiday on offer.