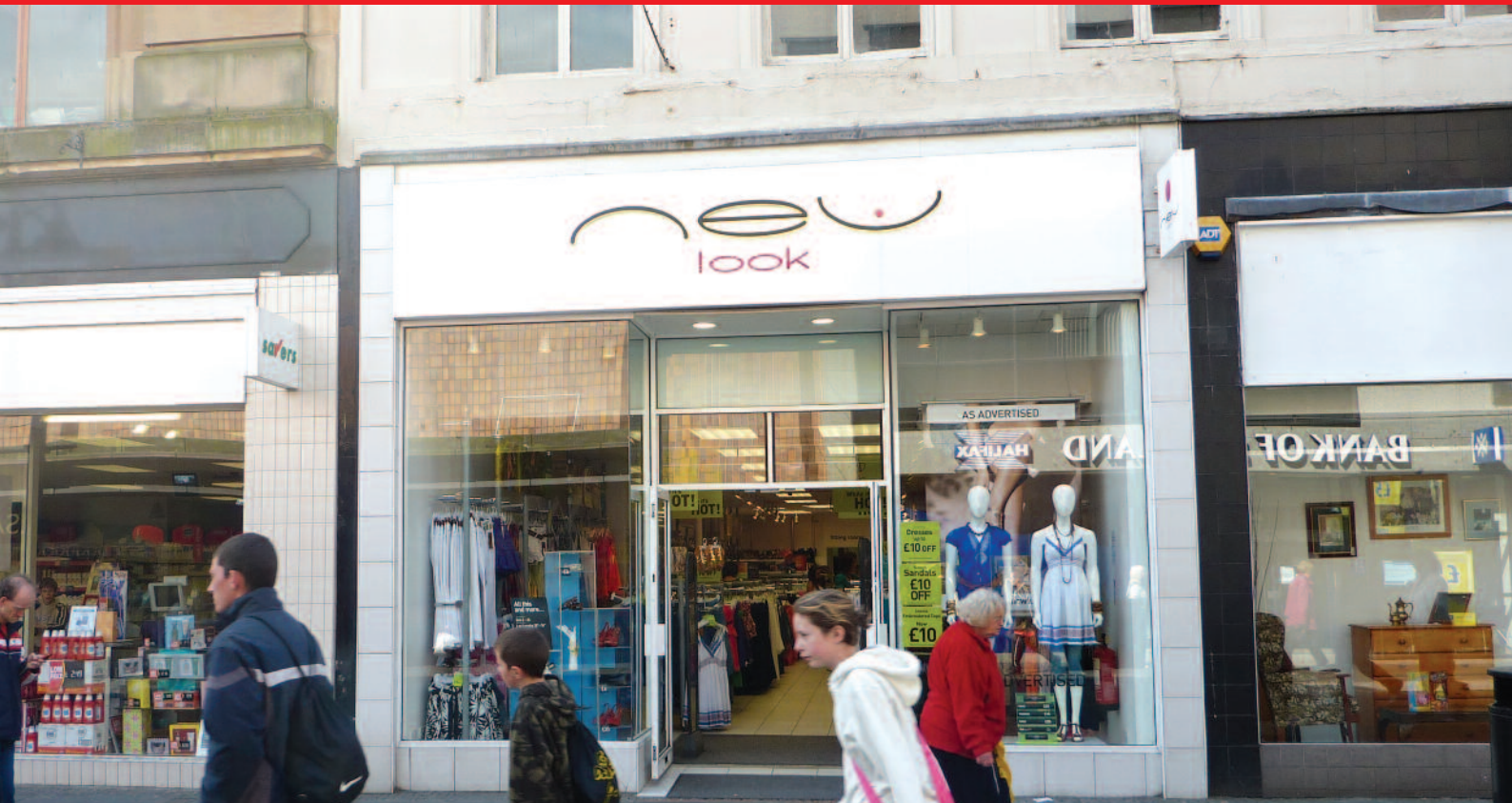


TO LET

43 King Street • Kilmarnock



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**. In terms of recent retail activity in the town **New Look** have upsized and **Home Bargains**, **Costa** and **Wilkinson** have all secured representation.

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	19 ft 6 in
Net Frontage	17 ft 3 in
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 Pounding (Exclusive of water and sewerage rates)	£0.458

Rent

Offers in excess of £59,500 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. Our client will consider short term lease offers in order to allow potential occupiers to trial this unit. Further details available upon request.

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

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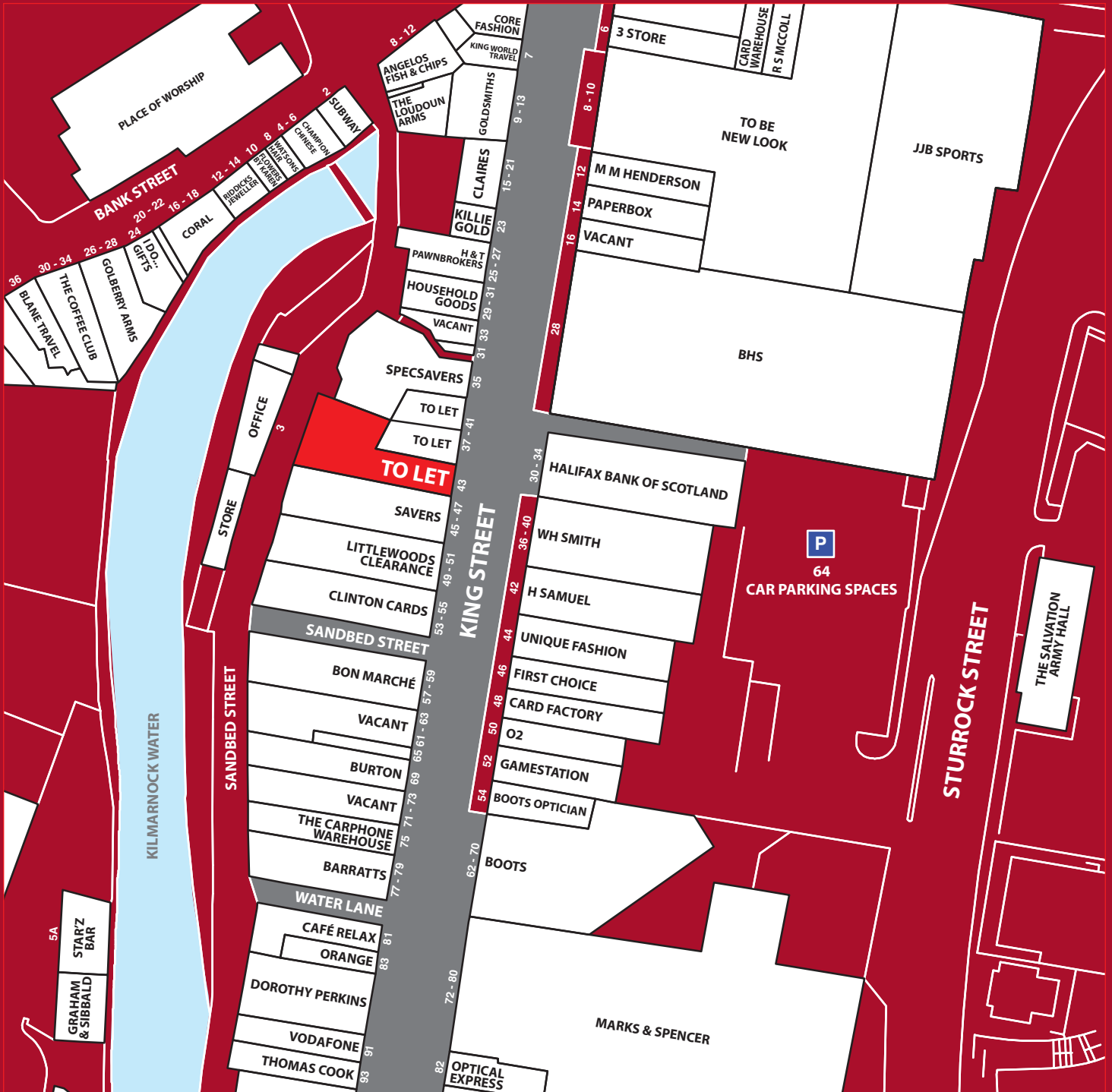
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TO LET

PRIME SHOP UNIT



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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. May 2012.