








**FOR SALE**

**Retail, Retail - In Town**

**47, 49 TITCHFIELD STREET,  
KILMARNOCK, KA1 1QS**

The property is let on a 10 year full repairing  
and insuring lease that commenced in May  
2024

-  Main road frontage
-  Town Centre location
-  Busy thoroughfare
-  Rates exempt
-  No VAT payable

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## LOCATION

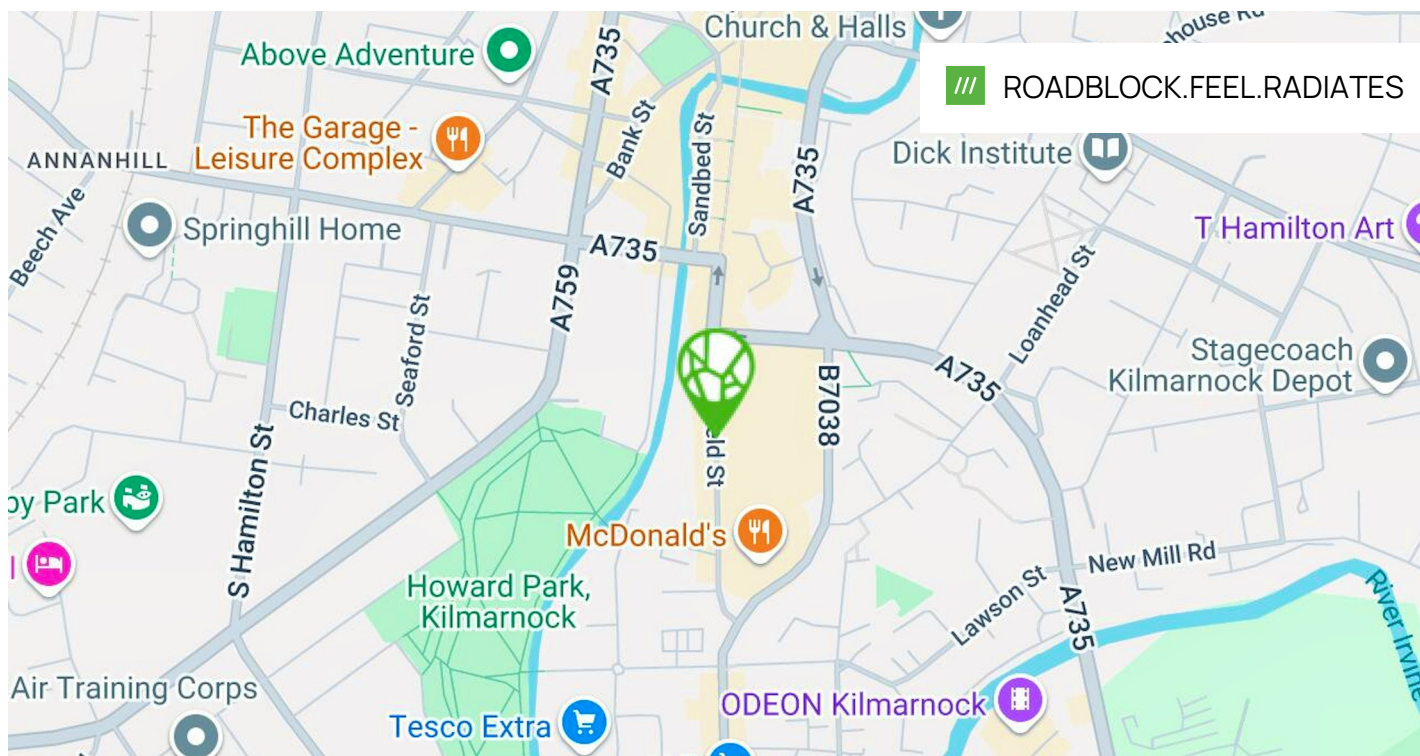
Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The property is located on the east side of Titchfield Street, close to its junction with Fowlds Street in Kilmarnock town centre. Fowlds Street forms part of the Kilmarnock Ring Road. Titchfield Street is a prominent secondary town centre retailing area which carries a high traffic volume at most times of day with shops occupied by an interesting mix of local traders. Kilmarnock Railway Station is close by.

## DESCRIPTION

The subjects comprise a ground floor beauty salon within a three storey traditional red sandstone building. The roof is pitched and clad in tile. There are offices on the upper floors.

Externally, the shop has a timber glazed frontage under a non-illuminated fascia board and is accessed via a single pedestrian door which leads into the sales area. Welfare facilities are provided to the rear of the shop. The tenant is currently renovating the premises to use as a beauty salon/nail bar.





## ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
Ground	Shop	504	46.82

## TENANCY

The property is let on a 10 year full repairing and insuring lease that commenced in May 2024. The passing rent is £6,500 per annum. There is a tenant break option at the end of year 3. The lease is subject to a rent review on the 5th anniversary of the lease.

## PRICE

Offers over £65,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) subject to the lease agreement in place. Based on a rental income of £6,500 per annum, a purchase at this level would reflect a net initial yield of 10%.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



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