kirkstone

TO LET

Retail

110 JOHN FINNIE STREET, KILMARNOCK, KA1 1BB

The subjects comprise a ground floor retail shop within a red sandstone tenement

- Main arterial route
- High levels of footfall
- VAT free rent
- Excellent transport links
- Rates exemption potential
- 81.10 sqm (873 sq ft)

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LOCATION

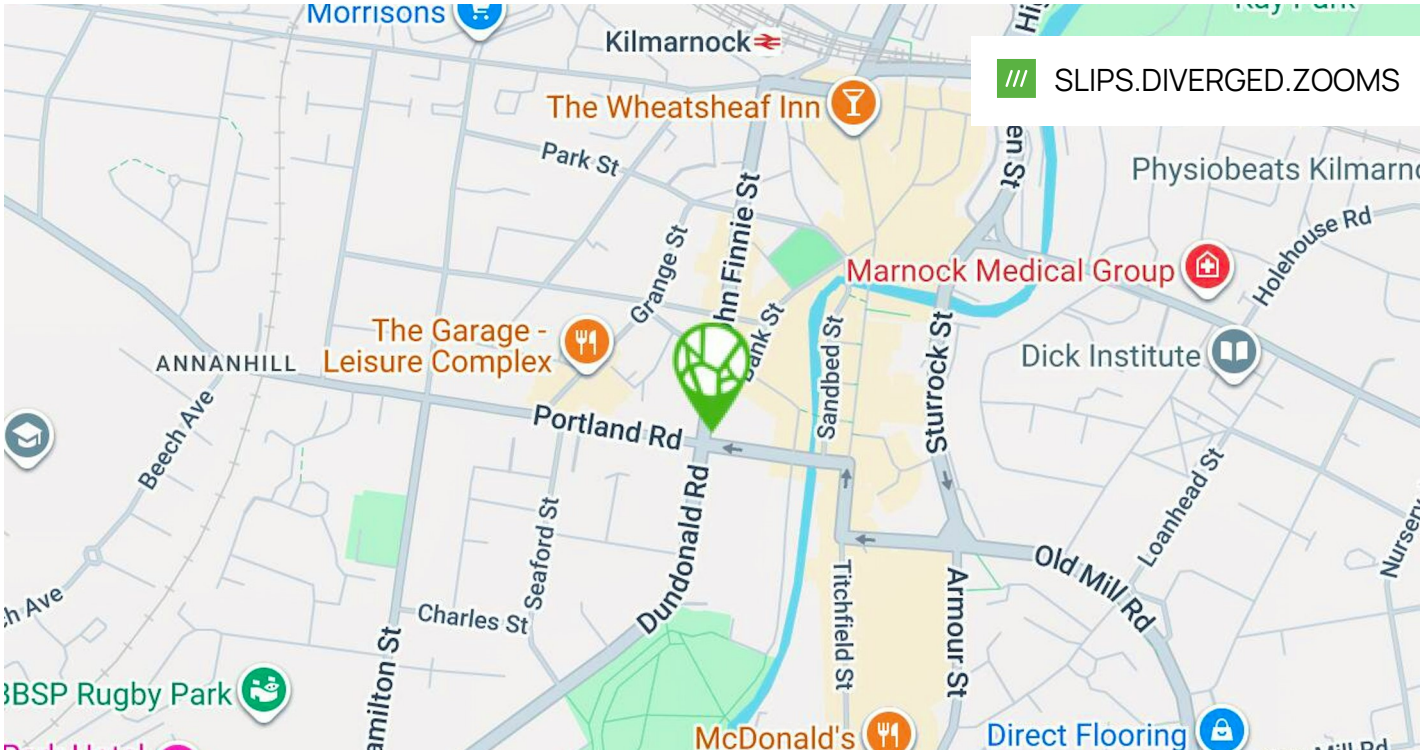
Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The premises sit on the east side of John Finnie Street (A735) close to its junction with Bank Street. John Finnie Street forms part of the town centre ring road and is a busy thoroughfare immediately west of the town centre retail area. The situation of the subjects benefit from a high level of passing pedestrian and vehicular traffic. Good public transport links are available close by with Kilmarnock train station taking less than 10 minutes' walk. Surrounding occupiers include RBS Kilmarnock, Procurator Fiscal and Neil McPherson Solicitors.

DESCRIPTION

The subjects comprise a ground floor retail shop within a red sandstone tenement building. The upper floors are residential in nature.

The shop has a stone/glazed frontage under an illuminated fascia board and is accessed via a single pedestrian door. Internally, the space is open plan with a kitchen, store and WC. The floor is covered in tiles, the walls are of plaster/paint and partially covered in slatwall panels. The plaster/paint ceiling incorporates round LED lighting. There is no gas supply to the property and space heating is provided electrically.



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JUST EAT

TOBACCO

Chicken Mayo
Cajun Chicken
Garlic Chicken
Chicken Tikka
Ham & Cheese
Chips
Small
Regular
Large
Chips & Gravy or Curry
Small
Regular
Large
Chips & Cheese
Small
Regular
Large
Chips, Cheese & Chicken (Plain or Spicy)
Chips, Cheese & Curry £5.00
Breakfast
All Day Breakfast
Add on Items +£1.00
Double Breakfast £11.00
Belly Busting Breakfast Wrap
Hot Rolls
Steak Square
Links
Bacon
Eggs £2.00
Hash Brown £1.80
Tattie Scone
Black Pudding
Haggis
Double up from £1
Cold Rolls
Chicken Mayo
Cajun Chicken
Garlic Chicken
Chicken Tikka
Mexican Chicken
Ham
Tuna
Chicken Roll
Roast Beef
Toasties from
Burgers
Beef Burger
Cheese Burger
Double Burger
Double Cheese Burger
Bacon Cheese Burger
Add Chips
Chicken Burger (Spicy or Plain)
WIN
A DAY TO REMEMBER
£200,000

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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	873	81.10

LEASE TERMS

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £12,500 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £11,000.

The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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