


# FOR SALE

## Office Investment

- Prominent town centre location
- Part let townhouse
- One suite let and two vacant
- 107.73 sq. m, (1,160 sq. ft.)
- Current income £4,800 per annum
- Offers over £115,000

WHAT 3 WORDS

## 24 PORTLAND ROAD, KILMARNOCK, KA1 2BS

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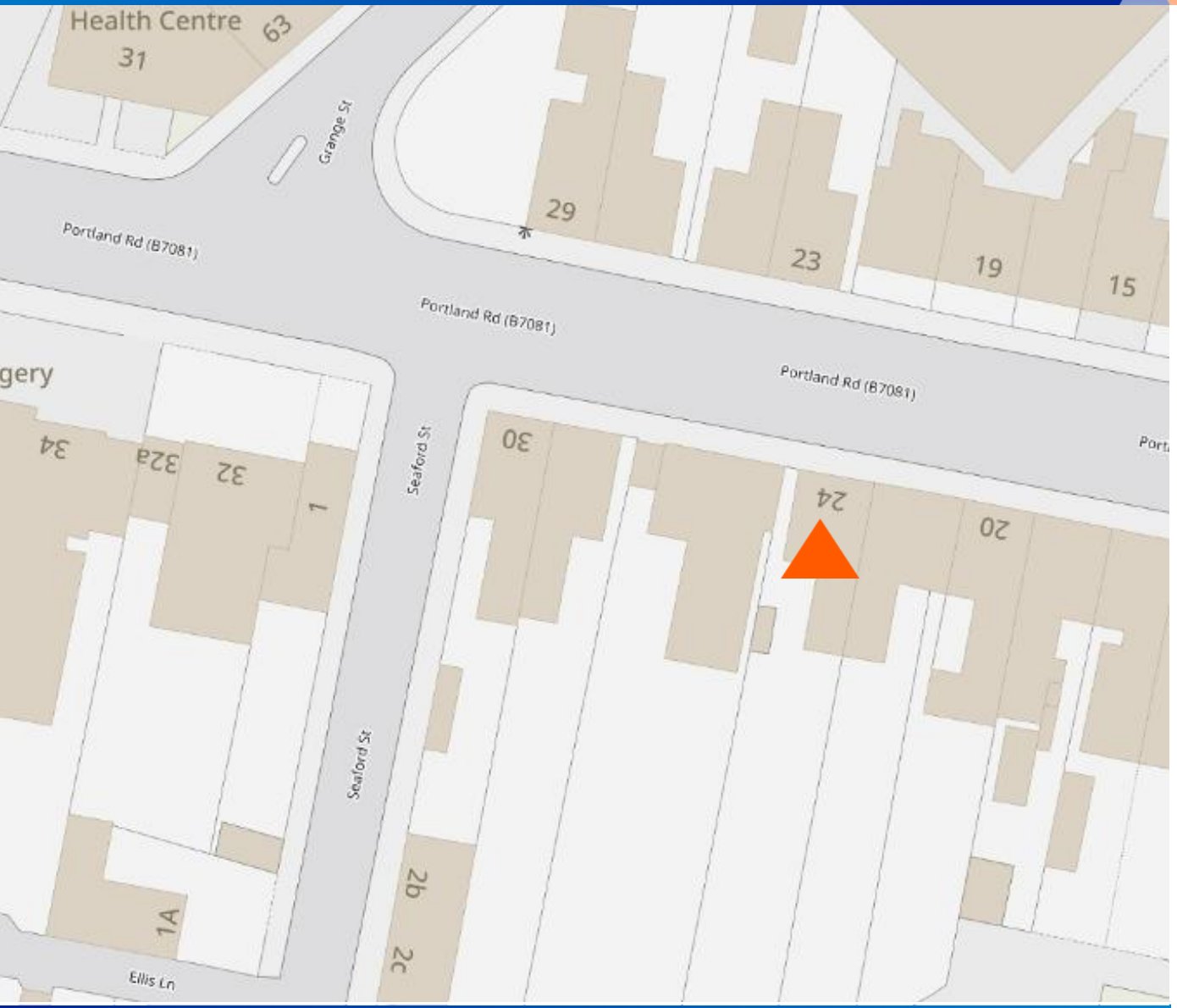
# Location






FIND ON GOOGLE MAPS

**Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.**

The subjects are located on Portland Road a popular office location on the edge of Kilmarnock town centre in an area characterised by Victorian townhouses and terraces.



# Description











**The subjects comprise a mid terrace two storey townhouse with projection to the rear formed in stone and brick with pitched roof clad in slate.**

The premises comprise three office suites which provide the following accommodation:

**Ground Floor Suite 1**

- 2 Offices
- Tea Prep Area
- W.C.

**Ground Floor Suite 2**

- Office
- Tea Prep Area
- W.C.

**First Floor**

- Three Offices
- W.C. Facilities

| | $m^2$ | $ft^2$ |
|---|---|---|
| **Suite 1** | 36.60 | 394 |
| **Suite 2** | 20.45 | 220 |
| **First Floor** | 50.68 | 546 |
| **Total** | **107.73** | **1,160** |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

# The Detail



## Lease Terms

The property is currently part occupied, details are below:

Ground Floor Suite 1 – currently available at offers over £4,500 per annum.

Ground Floor Suite 2 – currently available at offers over £3,000 per annum.

First Floor – currently let at a rent of £4,800 per annum – further information is available upon request.

## Price

Offers over **£115,000** are invited.

## Rateable Value

The property is currently entered in the Valuation Roll as follows:

| | |
|---|---|
| Ground Floor Suite 1 | RV £5,100 |
| Ground Floor Suite 2 | RV £3,200 |
| First Floor | RV £5,400 |

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC's are available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**

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**Arlene Wallace**
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**Shepherd Chartered Surveyors**
22 Miller Road, Ayr, KA7 2AY
**t: 01292 267987 Option 2**

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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