



TO LET

**PROMINENT RETAIL
UNIT**

BUSY TOWN CENTRE
LOCATION

PART RATES REMISSION
AVAILABLE TO QUALIFYING
OCCUPIERS

172.1 SQ. M. (1,852 SQ. FT.)

OFFERS OVER £20,000 PER
ANNUM



WHAT 3 WORDS

12-14 TITCHFIELD STREET, KILMARNOCK, KA1 1PH

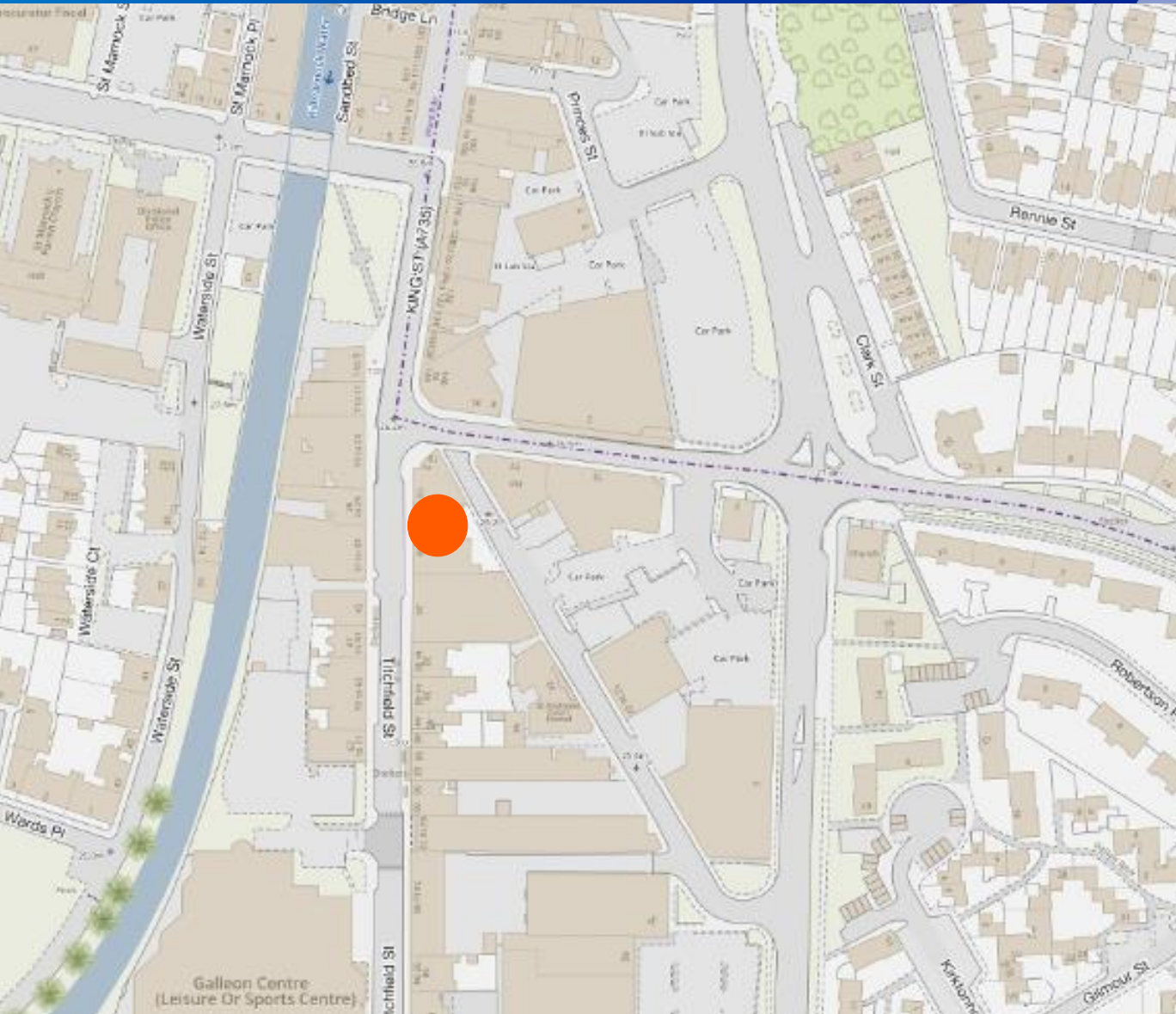
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

12-14 TITCHFIELD STREET, KILMARNOCK



The subjects are located on Titchfield Street a short distance south of its junction with Fowlds Street/King Street in a prominent secondary trading location in the heart of Kilmarnock town centre.

Surrounding shops are occupied primarily by local traders with few vacant units in the locality.

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



FIND ON GOOGLE MAPS



Description

12-14 TITCHFIELD STREET, KILMARNOCK



The subjects comprise retail premises occupying the ground floor of a two storey terraced property.

Internally the subjects remain part fitted as a betting office with the accommodation comprising the following:

- > Sales Area
- > Staff Counter
- > Store
- > Kitchen/Tea Prep Area
- > Wc Facilities

Accommodation

	m ²	ft ²
Total	172.1	1,852

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



Rental

Rental offers over **£20,000** per annum are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Rateable Value

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

RV £16,100

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

Energy Performance Certificate

The property has an energy rating F85.

A copy of the EPC is 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 with the tenant being 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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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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