

TO LET

Substantial Retail Premises

- Rarely available opportunity
- Rear loading bay/yard
- Plentiful public car parking
- 602.30 Sq M (6,483 Sq Ft)
- Offers over £25,000 per annum

VIDEO TOUR

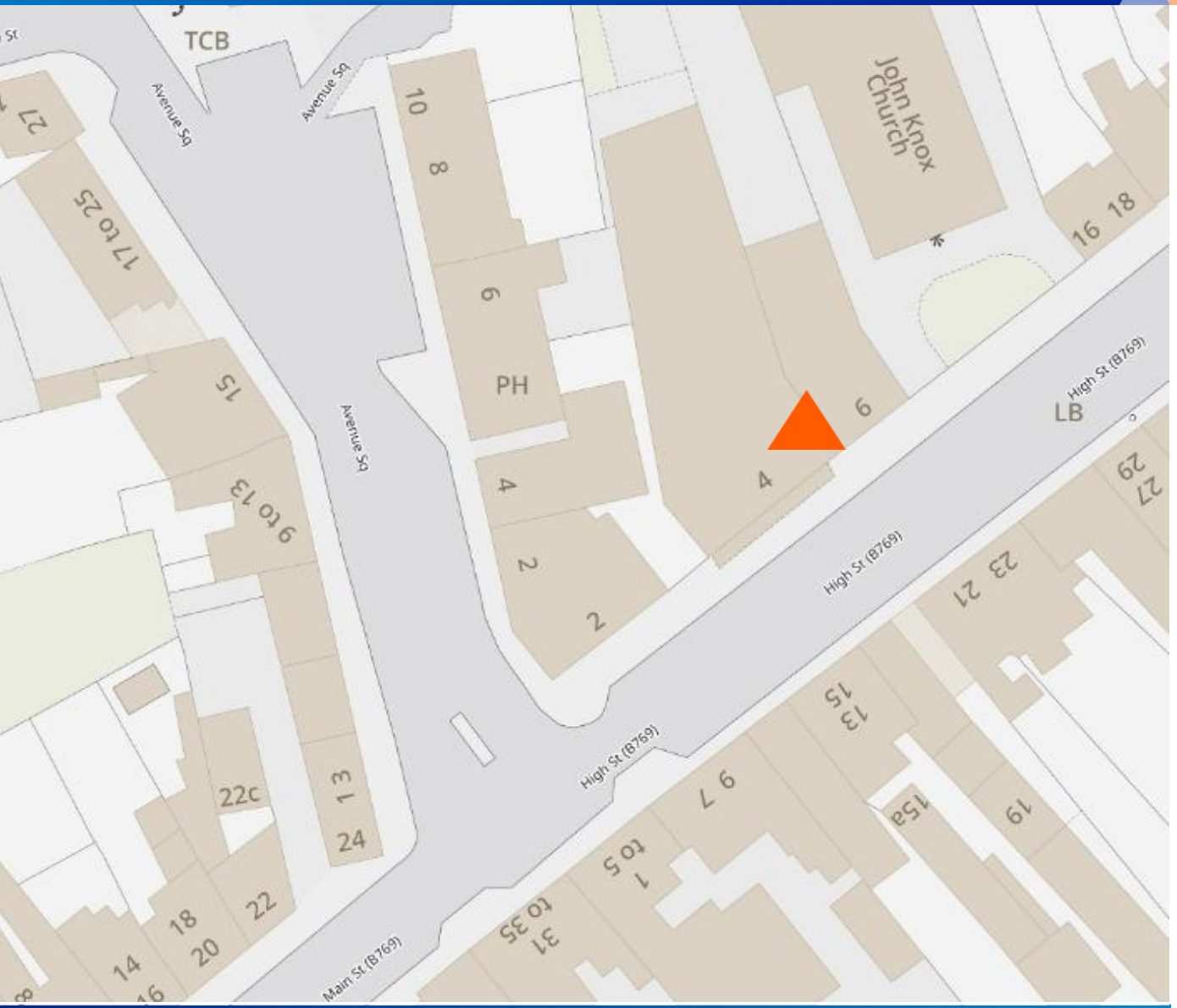
WHAT 3 WORDS

4-8 HIGH STREET, STEWARTON, KA3 5AA

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Location



FIND ON GOOGLE MAPS

Stewarton is located in the East Ayrshire Council area around 10 miles north of Kilmarnock and with a resident population of around 6,600.

The property is located on High Street which is the town's main shopping area and contains an interesting mix of commercial and residential occupiers including Brownings the Baker, Mossgiel Coffee House and John Knox Parish Church together with a number of local traders .

There is plentiful on-street parking available to the front elevation, currently free of charge for 2 hours with plentiful public car parking available through the surrounding locale.



Description









The subjects comprise a large mid terrace single storey retail unit of brick construction surmounted on a flat roof

The property benefits from a full width frontage to Stewarton High Street of aluminium single glazed style incorporating four recessed double pedestrian entrance doorways. The shop front is completely protected by electronic security shutters. There is a large dedicated loading bay/yard space to the rear providing loading access/parking directly from Avenue Street. This area services the rear staff entrance and pedestrian loading access. There is a goods lift servicing between the loading bay and stock room.

Internally, flooring is of concrete construction overlaid in commercial grade linoleum tiles. Internal walls are clad in plasterboard and retail shop fittings to the main retail area whilst ceiling is of modern suspended style incorporating recessed LED lighting.

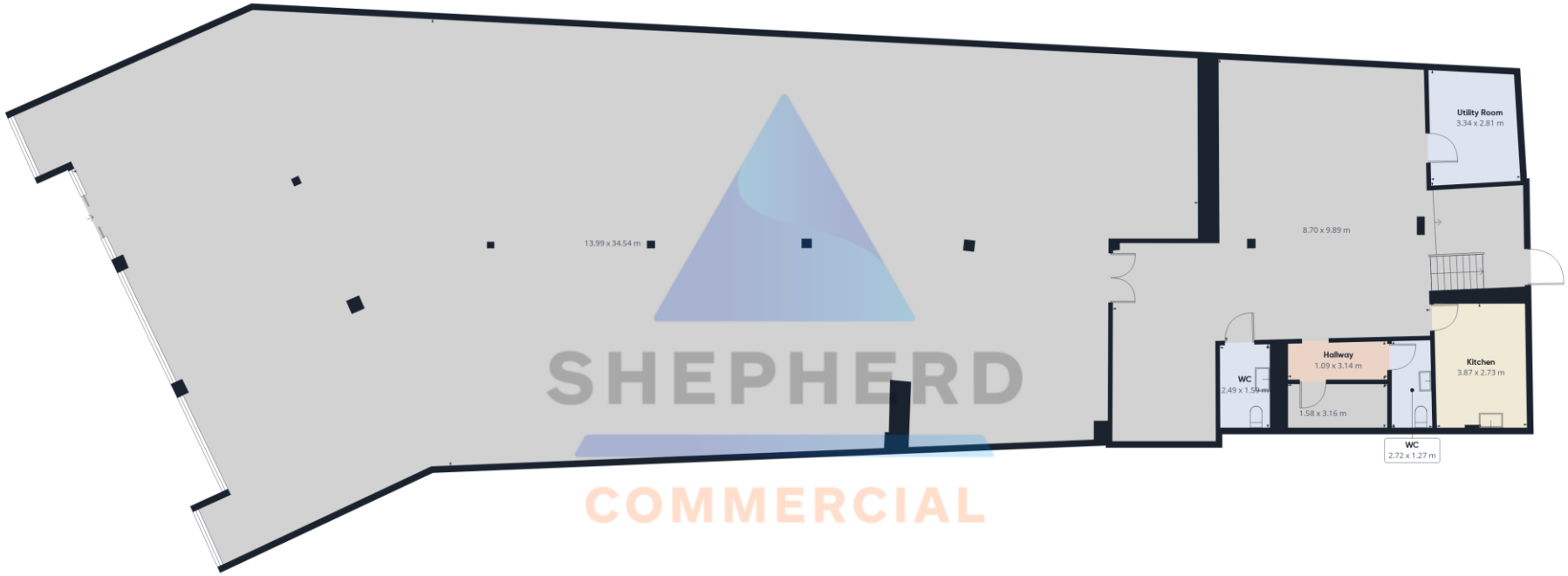
Mains services include gas, three phase electricity, water and drainage. Heating throughout the full premises is supplied by a large commercial grade gas boiler situated within the rear stock room. Lighting is of LED throughout. There are security, fire alarm and CCTV systems present.

	M^2	ft^2
	602.30	6,483

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

Floor Plan

4-8 HIGH STREET, STEWARTON



The Detail

Rental

Offers over £25,000 per annum.

Lease Terms

The property is available on a Full Repairing and Insuring of negotiable length.

Planning

We assume the subjects benefit from Class 1A permission in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.

We assume the property would benefit from a permitted change to Class 3 (food & drink) should a new occupier wish to open a restaurant.

Rateable Value

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

RV £26,400

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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

We understand the property has been elected for VAT and therefore VAT is payable upon the rent and any other charges.

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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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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