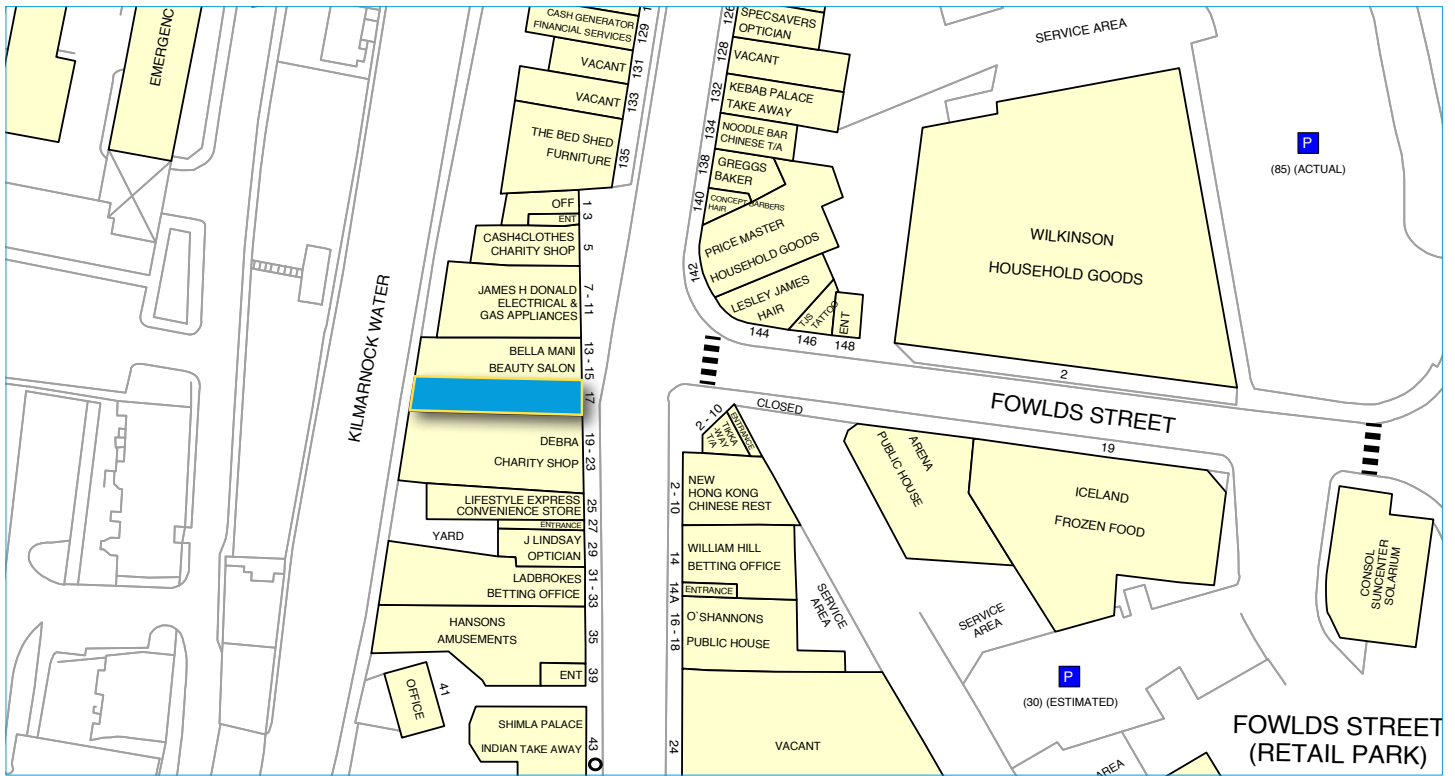


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT LEASE AVAILABLE / TO LET



**13 TITCHFIELD STREET
KILMARNOCK
KA1 1QW**



LOCATION

The subject property is located on Titchfield Street at its junction with Fowlds Street [A.735] and only a short distance from the town's main retail pitch centred on King Street. There is a good mix of local and national occupiers nearby including Greggs, Debra, Euronics, J Lindsay Opticians, William Hill, Wilko, Iceland etc.

DESCRIPTION/ACCOMMODATION

The premises comprise the ground floor of a three storey building. The shop has a traditional shop frontage with electric roller shutter and was previously fitted out as a Coral Bookmaker, split into a customer area, service counter and staff area with staff and customer W.Cs.

The premises provide the following approximate areas:-

GROUND FLOOR	137.60 SQ M	1,481 SQ FT
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 2nd February 2025, with 5 yearly rent reviews. There is a tenant break option on 2nd February 2020.

Our clients will consider either an assignation of their existing lease or a sub-lease for a term to be agreed.

RENT

Rental offers are invited.

Incentives may be available, subject to status.

RATES

The shop has a rateable value of £13,400 [01/04/17].

All interested parties should make their own enquiries to the Local Authority Assessors Department to confirm the above and the rates payable.

USE

The premises benefit from Class 1 & 2 planning consent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – tbc [Copy available on request].

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, registration dues and VAT payable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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