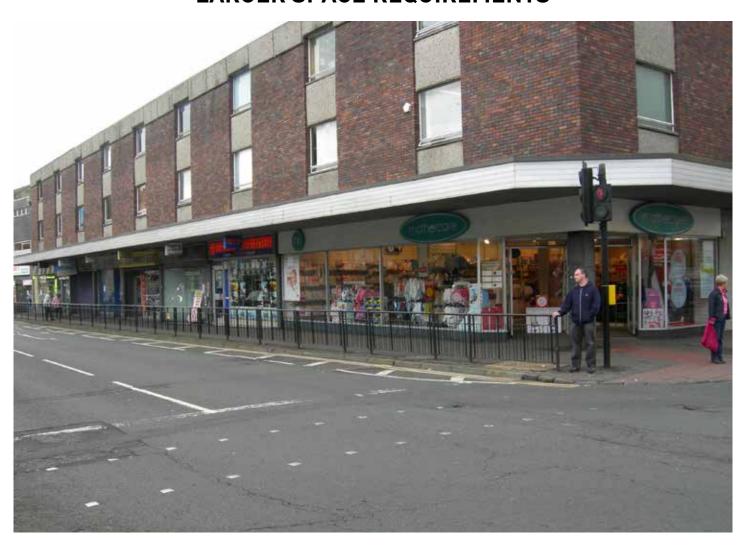




## PROMINENT RETAIL UNITS

# TO LET

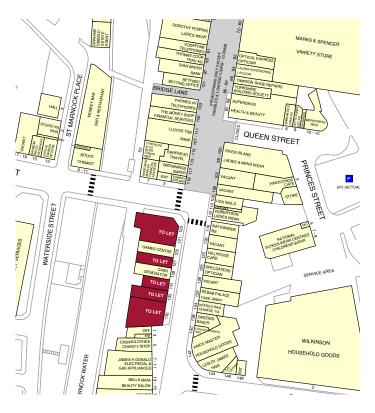
POTENTIAL TO COMBINE UNITS TO SATISFY LARGER SPACE REQUIREMENTS



# 121, 127, 131, 133 & 135 KING STREET KILMARNOCK KA1 1QJ

www.dmhall.co.uk Tel: 01292 268055 Mobile: 07768 031297

www.jhcampbell.net Tel: 0131 243 7288 Mobile: 07801 852225





Kilmarnock represents the principal retail centre for East Ayrshire with a resident population of circa. 44,000 and a wider catchment of some 140,000 persons.

The town is located approximately 22 miles south west of Glasgow and 14 miles north of Ayr with excellent communication links served via the M77/A77. There is also a main line railway service to Glasgow city centre and with both Glasgow & Prestwick Airports within 30 mins drive time, the town remains popular with commuters.

The premises occupy a prominent trading position on the west side of King Street, just off the main pedestrianised area, at it's junction with St Marnock Street. Neighbouring occupiers include Mothercare, Greggs, Barrhead Travel, River Island, Superdrug, Subway, Cash Generator etc.

### **DESCRIPTION**

The subjects comprise part of a purpose built block of retail units providing accommodation over ground floor with ancilliary sales/storage on first and second floors. The units are serviced from the rear.

The individual units currently provide the following approximate areas:-

No	Gross Frontage	Ground Floor Sales	First Floor	Second Floor
121	41'4''	2,400 sqft	1,551 sqft	1,260 sqft
	12.6m	222.96 sqm	144.09 sqm	117.05 sqm
127	18'0''	918 sqft	372 sqft	388 sqft
	5.5m	85.28 sqm	34.56 sqm	36.05 sqm
131	18'0''	694 sqft	392 sqft	370 sqft
	5.5m	64.46 sqm	36.45 sqm	34.33 sqm
133	18'0''	943 sqft	398 sqft	374 sqft
	5.5m	87.58 sqm	36.96 sqm	34.73 sqm
135	35'10''	2,345 sqft	2,274 sqft	2,031 sqft
	11.2m	217.88 sqm	211.28 sqm	188.72 sqm

Note: The above floorspace can potentially be combined to provide larger unit sizes to suit specific occupier requirements.

### **LEASE**

Each unit is available on the basis of a new full repairing and insuring lease for a negotiable period, incorporating 5 yearly rent reviews.



#### RENT

Rental offers are invited, exclusive of vat.

#### **ENERGY PERFORMANCE CERTIFICATE**

Copies of the EPC's are available on request.

#### **RATES**

We understand the subjects are currently entered in the Valuation Roll as follows:-

No 121 - Rateable Value £40,750 [01/04/10]

No 127 - Rateable Value £17,100 [01/04/10]

No 131 - Rateable Value £14,800 [01/04/10]

No 133 - Rateable Value £17,400 [01/04/10]

No 135 - Rateable Value £39,750 [01/04/10]

### **LEGAL COSTS**

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

#### **ENQUIRIES**

Viewing and further information can be obtained by contacting the joint agents:



Jack Campbell

Email: jack@jhcampbell.net Mobile: 07801 852225

Date of publication: January 2014



chartered surveyors

**Anthony Zdanowicz** Email: anthonyz@dmhall.co.uk Mobile: 07768 031297 Tel No: 01292 268055