

PROMINENT RETAIL UNITS TO LET

POTENTIAL TO COMBINE UNITS TO SATISFY
LARGER SPACE REQUIREMENTS



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



LOCATION

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 ancillary 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" 12.6m	2,400 sqft 222.96 sqm	1,551 sqft 144.09 sqm	1,260 sqft 117.05 sqm
127	18'0" 5.5m	918 sqft 85.28 sqm	372 sqft 34.56 sqm	388 sqft 36.05 sqm
131	18'0" 5.5m	694 sqft 64.46 sqm	392 sqft 36.45 sqm	370 sqft 34.33 sqm
133	18'0" 5.5m	943 sqft 87.58 sqm	398 sqft 36.96 sqm	374 sqft 34.73 sqm
135	35'10" 11.2m	2,345 sqft 217.88 sqm	2,274 sqft 211.28 sqm	2,031 sqft 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:



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