

KILMARNOCK

UNIT 6 GLENCAIRN RETAIL PARK

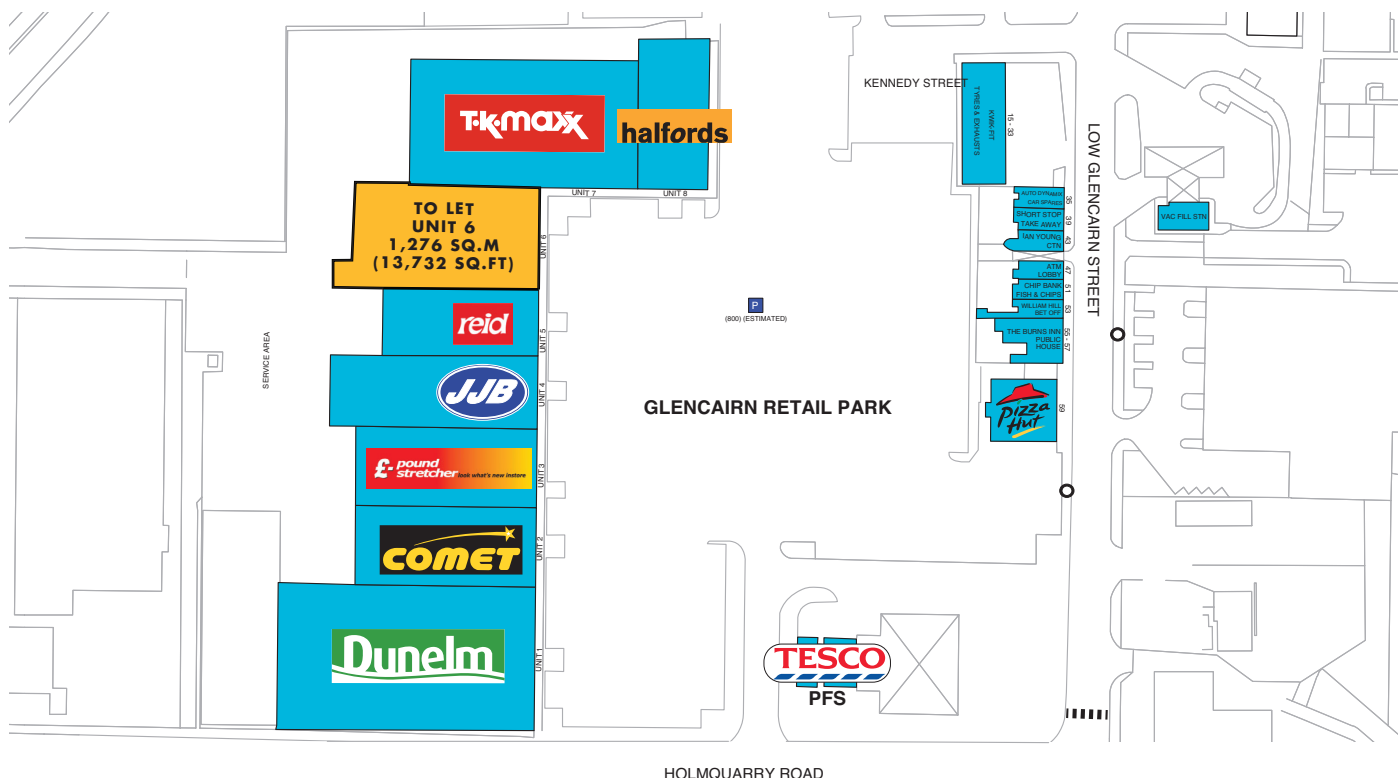
DUE TO RELOCATION

LEASE AVAILABLE



- **PROMINENT EASILY ACCESSIBLE LOCATION CLOSE TO TOWN CENTRE**
 - **1,276 SQ M (13,732 SQ FT) APPROX**
- **UNRESTRICTED CLASS 1 RETAIL CONSENT**





LOCATION

Kilmarnock is situated approximately 20 miles south west of Glasgow and some 10 miles north east of Ayr, with a resident population of circa 44,000 and a catchment in the region of 120,000. The town benefits from excellent communication links via the recently upgraded M77.

Glencairn Retail Park provides approximately 110,000sqft of modern retail warehouse floorspace, occupying a prominent location immediately to the south of the town centre with neighbouring retailers including TK Maxx, JJB, Comet, Poundstretcher, Dunelm, Reid Furniture, Halfords, Pizza Hut and Tesco Extra.

ACCOMMODATION

The subjects comprise a modern purpose built retail warehouse unit providing the following approximate accommodation:-

Gross Internal Floor Area: 1,276 sqm [13,732 sqft]

LEASE

The subjects are held on a FRI lease until 12th July 2019, with a final rent review due 13th July 2014.

RENT

The rent is currently passing at £209,410 per annum exclusive of rates and VAT.

PLANNING

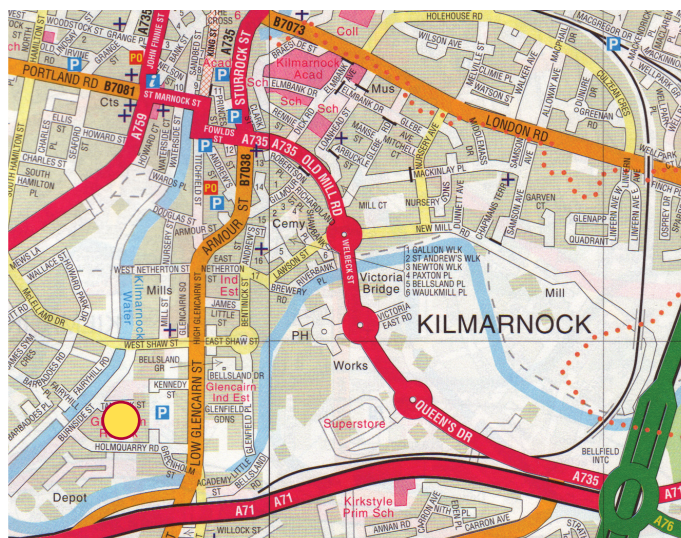
We understand the subjects benefit from an Unrestricted Class 1 Retail Consent.

RATEABLE VALUE

We understand the subjects are currently entered in the Valuation Roll as follows: Rateable Value - £205,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for any Stamp Duty Land Tax and Registration Dues.



ENQUIRIES

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

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