

TO LET

BY WAY OF SUB-LEASE

PROMINENT RETAIL UNIT - CLASS 1 & 2 CONSENT



16-18 BANK STREET
KILMARNOCK KA1 1HA

SMITH COLE
WRIGHT

0141 226 4061

16-18 BANK STREET, KILMARNOCK KA1 1HA

LOCATION

Kilmarnock is located approximately 25 miles south-west of Glasgow, with a population of approximately 50,000 persons.

The town has excellent road communications direct to Glasgow via the A77/M77 motorways.

The premises are located in a prominent retail position on Bank Street which runs behind King Street in the heart of the town centre and nearby traders include Subway, Flowers by Karen, Forever Young Jewellers and the Goldferry Bar & Kitchen Coffee Club.

ACCOMMODATION

The premises comprise a ground floor retail unit under a pitched timber and slated roof and provides main sales area together with staff accommodation and toilet facilities.

Gross Frontage:

Ground floor sales:	789 sq ft	(73.34 sq m)
Staff accommodation:	36 sq ft	(3.38 sq m)

LEASE TERMS

The premises are currently held on a full repairing and insuring lease expiring 15th December 2020.

RENT

Offers in excess of £20,000 per annum are invited.

RATING

We have been verbally informed by the Local Assessor's Department that the current rateable value is as follows:

RV:	£24,500
UBR:	£0.48p

EPC RATING

A copy of the EPC can be made available if required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction with the incoming tenant being responsible for Land & Building Transaction Tax, registration dues and VAT incurred thereon.

VAT

All figures quoted are exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly through the sole agents:

SMITH COLE WRIGHT

77 St Vincent Street

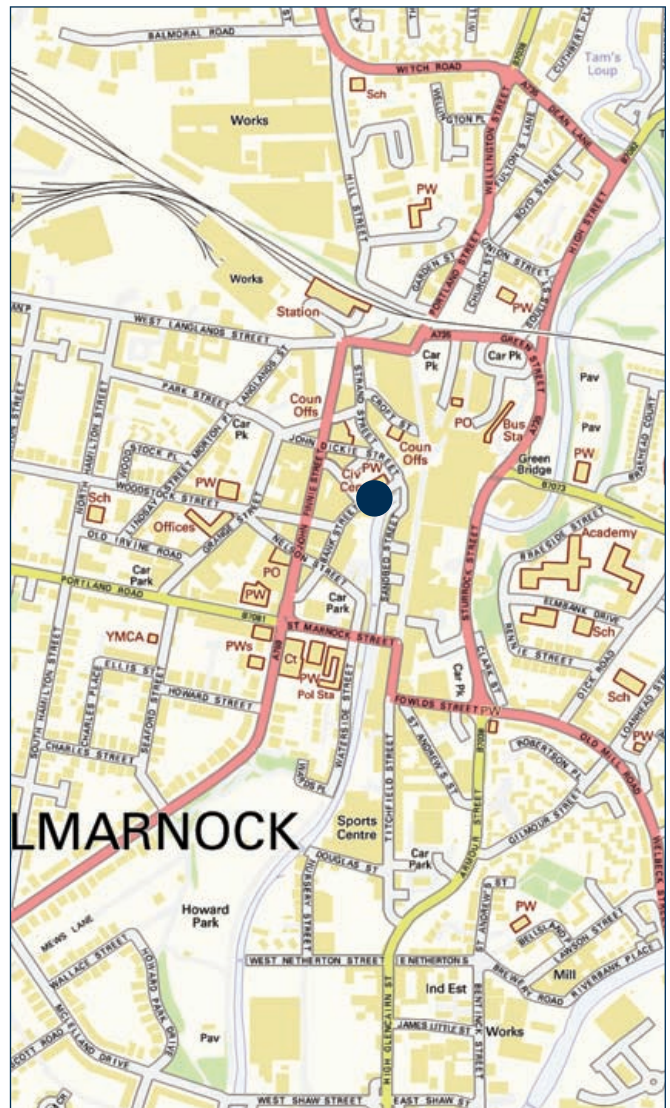
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MISDESCRIPTIIONS ACT 1991

These particulars we believe to be correct but cannot guarantee. All liability, negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. The rents in these particulars may be subject to VAT in addition.

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