



TO LET – RETAIL UNIT Kilmarnock, 5 Armour Street

**Reith
Lambert**
Commercial Property Advisers



- FLEXIBLE SPACE CAPABLE OF SUBDIVISION
- CURRENTLY ARRANGED TO PROVIDE TWO SEPARATE UNITS OF 20,000 SQ FT AND 5,000 SQ FT
- 113 DEDICATED FREE CAR PARKING

LOCATION

Kilmarnock is situated approximately 25 miles southwest of Glasgow city centre and, together with Irvine and Ayr, is one of the principal towns in Ayrshire. The town has a district population of approximately 80,000 persons.

The subjects occupy an extremely prominent position having extensive frontage onto Armour Street. Nearby retailers including **Morrisons, McDonalds, Iceland, Dreams & Benson's Beds.**

DESCRIPTION

The subjects comprise retail premises with dedicated parking for 113 cars.

USE

Class 1 Retail

TERMS

The premises are available on a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

EPC

A copy of the EPC will be made available as required.

RENT

Upon application

ACCOMMODATION

We calculate that the premises extend to the following approximate areas:-

Ground Floor	2,323 sq m	25,000 sq ft
Total	2,323 sq m	25,000 sq ft

The premises can be sub-divided to meet specific requirements

RATES

We are verbally informed by the Local Authority that the current Rateable Value is based on two separate assessments which will be reassessed on entry:-

5A Rateable Value	£218,000
5B Rateable Value	£56,000
Commercial Rate Poundingage	£0.471
(exclusive of water and sewerage rates)	

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

Reith Lambert

Drew Lambert

0141 225 5714

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Richard Ford

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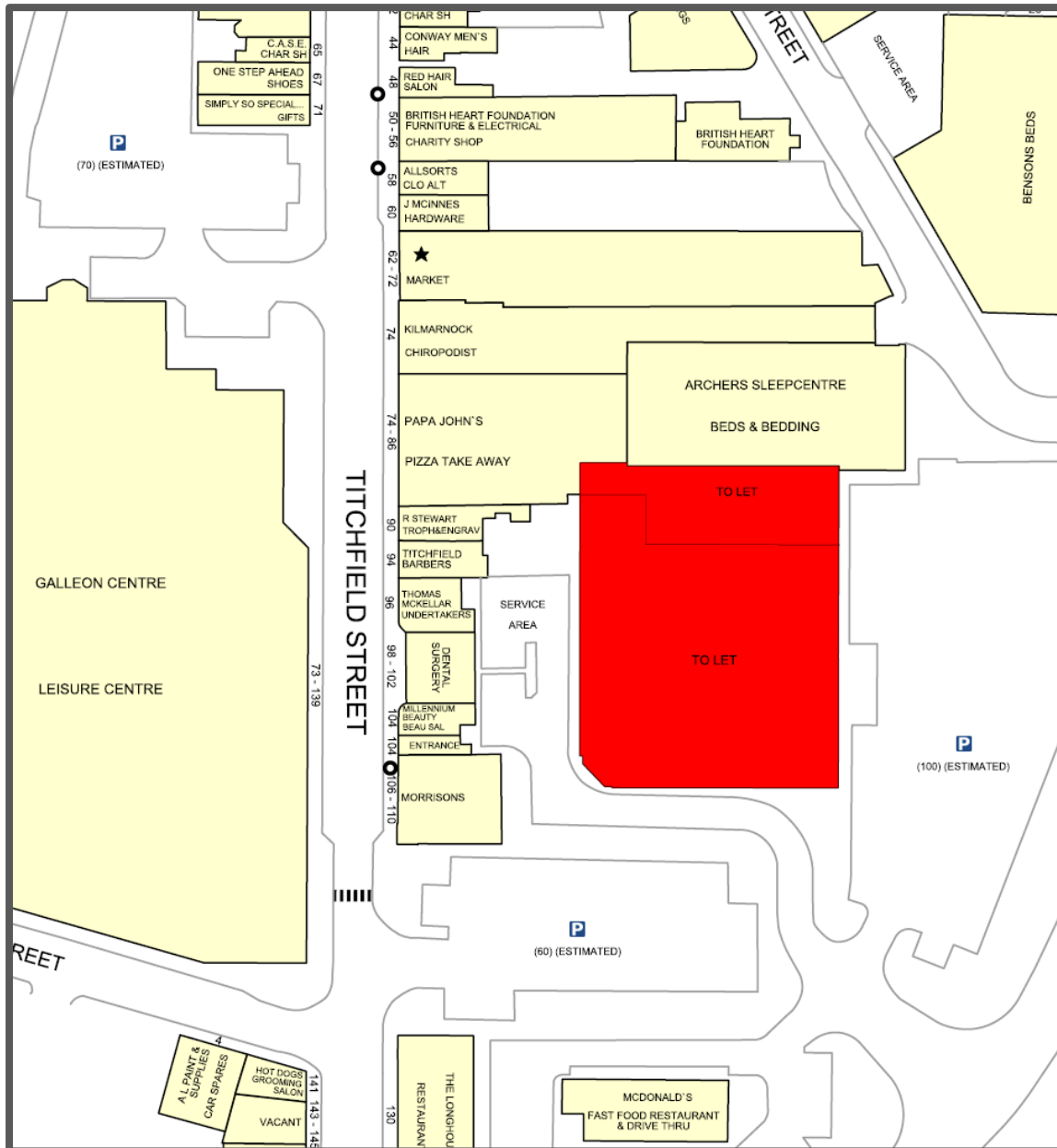




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Not to scale.

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