

Prime Shop Unit

FOR SALE / TO LET



52

KING STREET  
KILMARNOCK  
KA1 1NP

Griffin

Webster

0141-248-7808

## 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.

100% prime position adjacent to Boots Opticians and O2 with H Samuels, Marks and Spencer, WH Smith/Post Office among many other first class multiples in the block which has no vacancies.

## Description

Ground Floor shop with clear sales space and first floor staff and stock.

## Floor Area

Net Frontage 5.7m

Internal width 5.65m

Shop depth 17.78m

Ground Floor 96.34 sq m 1037 sq ft

First Floor 29.36 sq m 315 sq ft

## Rating

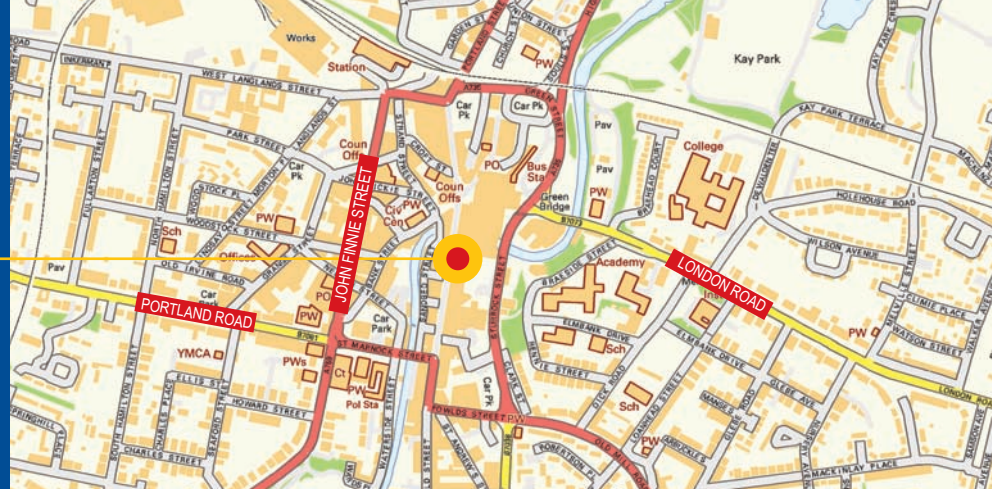
Current assessment RV £17,900. Rates payable approximately £9,000 p.a. but will be reduced for certain small businesses.

## Lease Terms

FRI lease of negotiable length at rent in region of £25,000 pa.

## Sale Price

Offers for the heritable interest invited in excess of £300,000 ex VAT.



## Further Information

For further details of viewing, site conditions, planning and disposal terms please contact sole agent:

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