



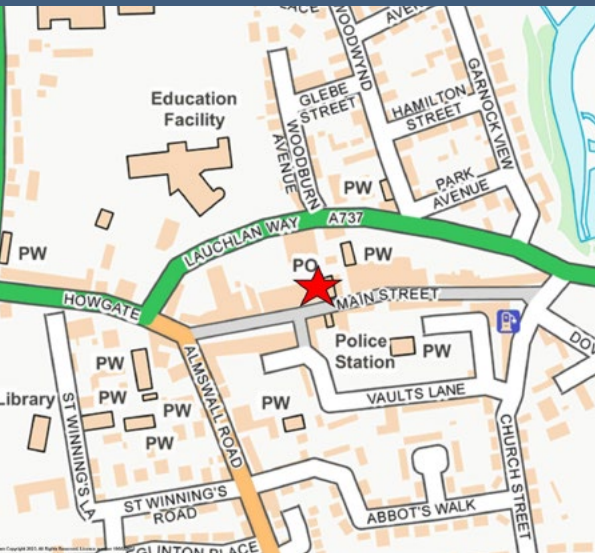
**TO LET // MAY SELL**  
**TOWN CENTRE RETAIL UNIT**  
**110-112 MAIN STREET • KILWINNING • KA13 6AA**

**DM HALL**  
CHARTERED SURVEYORS

**JW**

**Johnston Waddell**

- Central position in Kilwinning town centre.
- Double fronted, former RS McColl and Post Office retail premises.
- Potential for various uses.
- Net internal area 185 sqm (1,991 sqft).
- Partial rates relief available.
- Rent £18,000 per annum exc.
- Price – offers over £175,000 are invited.



## LOCATION

Main Street is the primary shopping location in Kilwinning Town Centre, with the property occupying a prominent position on the street next to a café, a bakers and a variety of local retail businesses. Tesco Express, Greggs, Wm Hill and Salvation Amy stores, are all located nearby. There is free public car parking to the rear of the property.

Kilwinning is located in the North Ayrshire region, around 27 miles south west of Glasgow and 4 miles north of Irvine. The town has a population of around 18,000 residents and has excellent road and rail links to Glasgow, Ayr and Largs.

## DESCRIPTION

110-112 Main Street is a double fronted retail unit, last occupied by RS McColl, and contained over the ground floor of a three-storey terraced building of traditional construction.

The unit is regular in shape and consists of a main sales area, extending to the rear and towards a former Post Office Counter area, together with a store and toilet. An indicative layout plan is provided.

## FLOOR AREA

The net internal floor area extends to 185 sqm (1,991 sqft), or thereby.

## RATING

The revised rateable value from April 2023 is £16,900 and the property qualifies for 15% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## RENT/PRICE

Rental offers of £18,000 per annum are invited based on a new full repairing and insuring lease.

Alternatively, our client would consider a sale and offers over £175,000 are invited for their heritable interest.



## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred with any incoming tenant liable for any LBTT and registration dues incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents: -

### DM Hall LLP

Anthony Zdanowicz

07768 031297

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OR

### Johnston Waddell

Graham Waddell

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