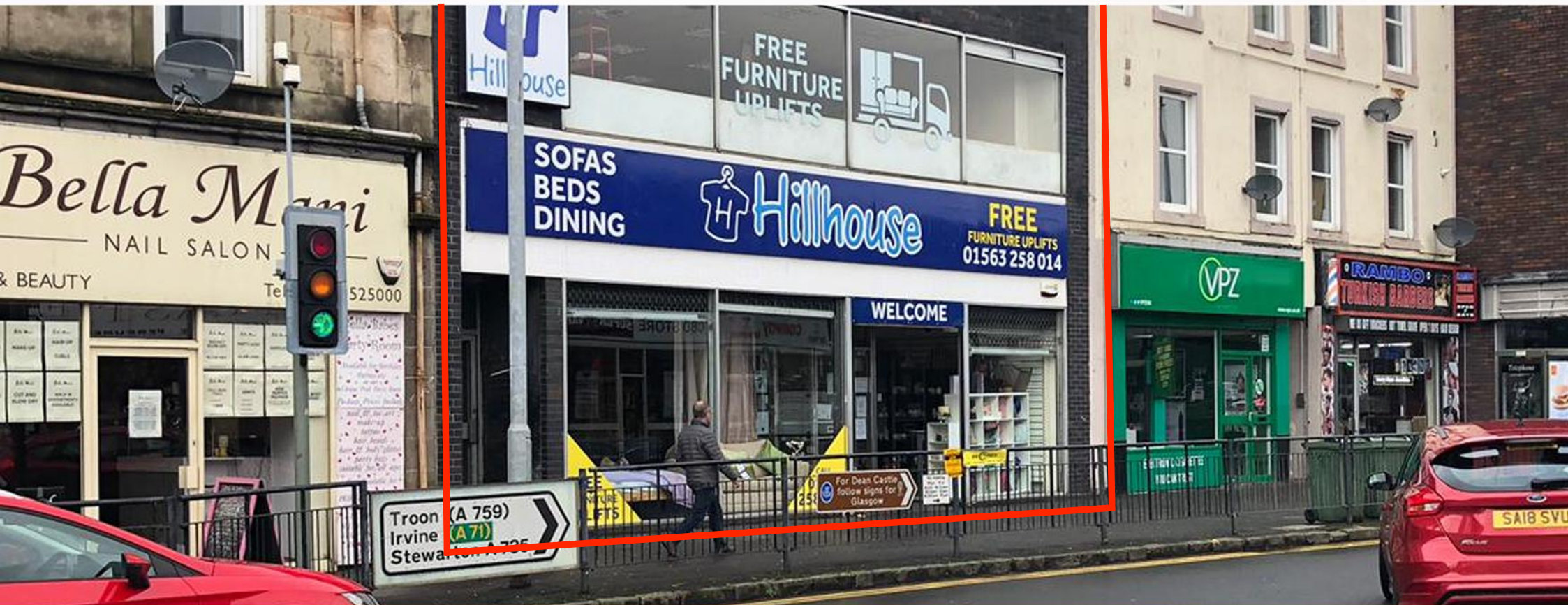


7-11 TITCHFIELD STREET, KILMARNOCK, KA1 1QW



PRIME TOWN CENTRE RETAIL DEVELOPMENT



- Situated On Main Thoroughfare
- Ground, 1st & 2nd Floors
- 4,053sq ft
- Let On F.R.I Lease
- Tenant Hillhouse S.C.I.O
- Passing Rent: £14,000p.a.x
- Price: £150,000

LOCATION

The subjects are situated on the West side of Titchfield Street at its junction with King Street within Kilmarnock's town centre.

Kilmarnock is the main retail centre for East Ayrshire with a resident population of c. 44,000 persons with a wider catchment in excess of 150,000 persons. Kilmarnock is approx 22 miles from Glasgow and is well serviced by transport links via the M77, rail connections and Glasgow and Prestwick airports within 30mins drive. Neighbouring occupiers include Iceland, Barnardos, VPZ & Italo.

SUBJECTS

The subjects comprise a substantial mid-terrace building with prominent aluminium framed glazed frontage. The subjects benefit from stairwell accessible from street level at front elevation allowing the upper floors to be accessed independently from the ground floor area.

The ground floor of the subjects benefits from extensive aluminium framed glazed frontage with access gained via a recessed twin doorway leading to an open plan retail area with partitioned storage and kitchen area to the rear.

The upper floors can be accessed via the internal stairwell along with the staircase accessed via street level leading to a similarly designed first floor with fire escape at front and rear of the demise.

The second floor holds male and female w.c along with storage and roof access.

AREA

The subjects have been measured on a Net Internal Area basis to extend to the following:

- Ground: 184.87sqm (1,990sq ft)
- 1st: 177.21sqm (1,907sq ft)
- 2nd: 14.49sqm (156sq ft)

Total: 376.57sqm (4,053sq ft)



EXECUTIVE SUMMARY

The subjects are held on a full repairing and insuring lease on the following terms;

Tenant: Hillhouse S.C.I.O

Expiry: 31st July 2024

Break Option: 1st August 2022

Rent: £14,000p.a.x

PROPOSAL

The subjects are available for £150,000 representing a Gross Initial Yield of 9.3%

V.A.T

Prices quoted are exclusive V.A.T

E.P.C

Available on request

LEASE

Copies available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

Jas Aujla
Will Rennie

TSA Property Consultants
50 Darnley Street, Pollokshields,
Glasgow G41 2SE

T: 0141 2374324

E: info@tsapc.co.uk



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