



TO LET

New Build Commercial Property Cumnock KA18 1LE

- Ready for immediate occupation
- Suitable for a variety of uses
- Capable of subdivision
- Rent on application

Location

The ancient Burgh of Cumnock lies in East Ayrshire's rolling countryside approximately 40 miles from Glasgow, 15 miles east of Kilmarnock and 15 miles from Ayr. With a population of around 9000, it also supports a number of local communities, providing shopping, healthcare, education and leisure facilities to around 35,000 people. In recent years millions have been spent on a Conservation Area Regeneration Scheme in the town centre, enabling owners of significant historic buildings to upgrade and restore them to modern standards using sympathetic materials. Dumfries House, a premier visitor attraction and hospitality venue which provides local employment and training, attracts visitors from all over the UK and abroad. It lies on the outskirts of the town.

Barony Campus, an ambitious new £68m education and leisure complex will open in August 2020, providing state-of-the-art facilities for 2,400 students, 200 staff and the local community.

The subjects on offer are located in the heart of Cumnock town centre on the corner of Glaisnock Street and Townhead Street, the two main routes through the town. Surrounding properties include **Bank of Scotland, Lloyds Pharmacy, William Hill, The Coffee Pot, Greggs Bakery and Farmfoods.**

Accommodation

The subjects are currently a single unit covering 500 sq m which may be sub-divided into up to 4 individual units depending on individual tenant requirements. (Please see attached plan). The net internal areas are approximately:

Unit 1	1,548 sq ft	(143.85 sq m)
Unit 2	1,345 sq ft	(124.95 sq m)
Unit 3	656 sq ft	(60.94 sq m)
Unit 4	1,929 sq ft	(179.24 sq m)

Planning

The units lend themselves to a variety of uses including retail, leisure, food and office space. Any enquiries about usage, licencing and planning should be addressed to East Ayrshire Council.

Lease

The subjects are available on the basis of new full repairing and insuring leases for a minimum term of 5 years.

Rent

Rent on application.

Rating

The units will be assessed for rating purposes upon completion of the development.

Energy Performance Certificate

EPC Ratings will be assessed upon completion of the development.

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

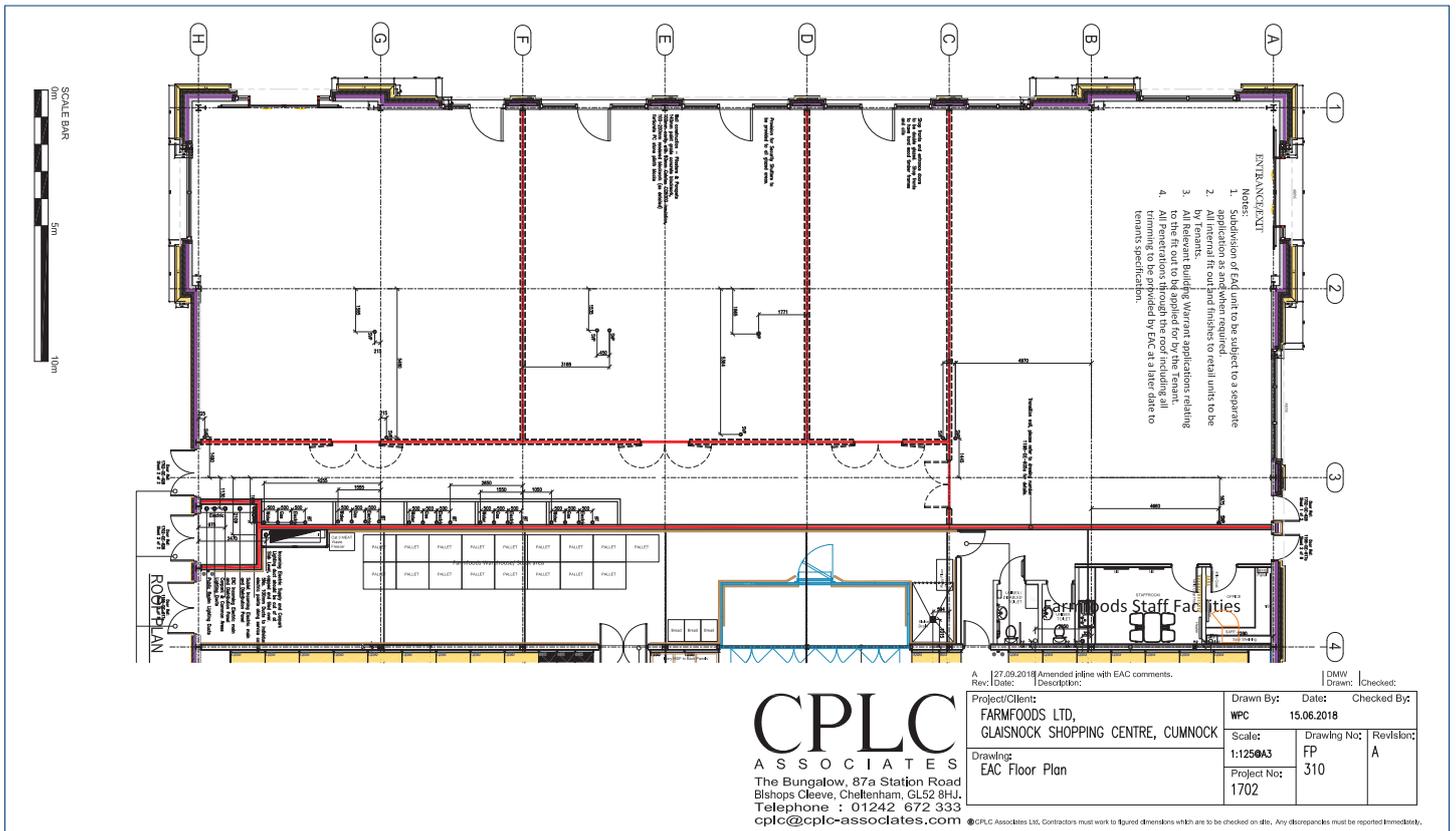
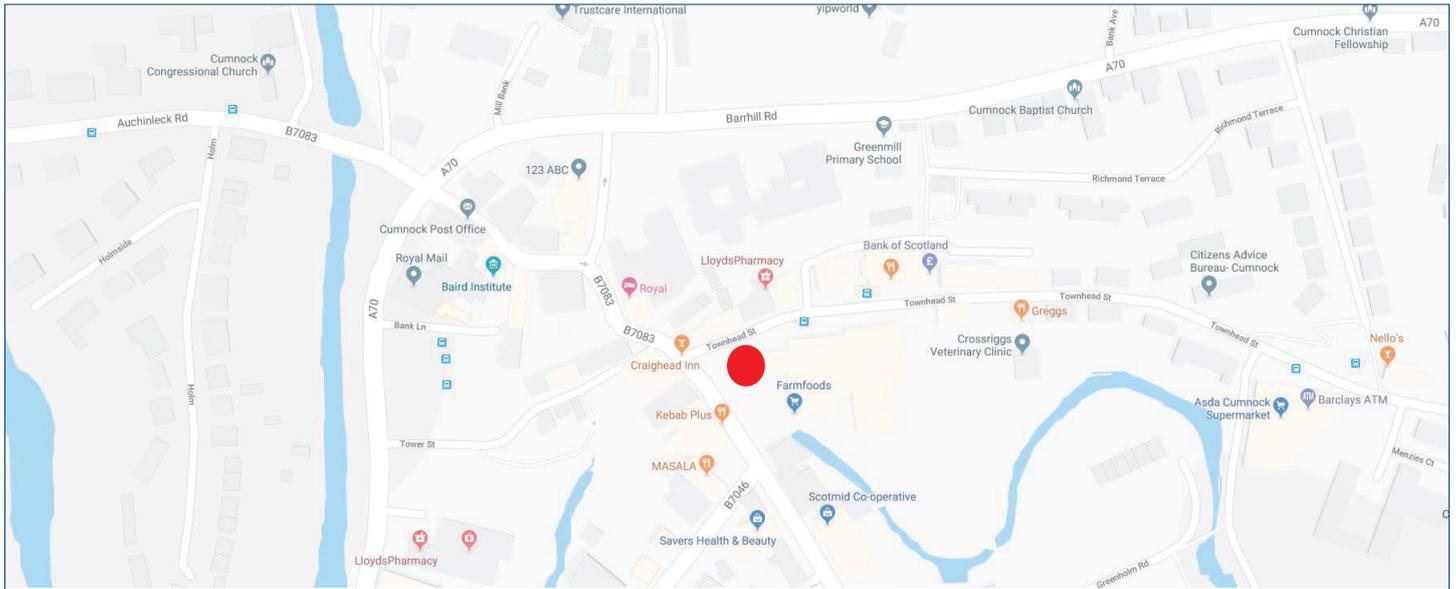
All viewings strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

Cumnock Market, Cumnock KA18 1LE



Get in touch



Tom Forster
tforster@eyco.co.uk
0131 558 5130



Ben Campbell-Roddiss
bcampbell-roddiss@eyco.co.uk
0131 558 5114

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