

## TO LET

### Shop Unit

16/17 Burns Mall  
Kilmarnock KA1 1PT



#### LOCATION

Kilmarnock is situated approximately 25 miles south west of Glasgow city centre and, along with Irvine and Ayr, it is one of the principal towns in Ayrshire. The town has a resident population of approximately 44,000 with a district population estimated in the region of 80,000.

Burns Mall is located at the north end of King Street, the main retailing thoroughfare within the town, with nearby occupiers including **New Look, BHS, HBOS** and **JD Sports**.

#### ACCOMMODATION

The unit is arranged over ground and first floor, and extends to the following approximate net internal floor areas:

Net Frontage	25 ft 5 ins	(7.75 m)
Shop Depth	122 ft 0 ins	(37.19 m)
Ground Floor	3,090 sq ft	(787.07 sq m)
First Floor	2,861 sq ft	(265.80 sq m)

#### LEASE

The subjects are available on the basis of a new 15 year full repairing and insuring lease subject to 5 yearly rent reviews.

#### DATE OF ENTRY

By arrangement.

#### RENT

On application.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£46,750**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£22,440**.

#### SERVICE CHARGE

The estimated annual service charge for the current year is approximately **£26,330**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC rating = F+

#### 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 are strictly by prior arrangement with Eric Young & Co -

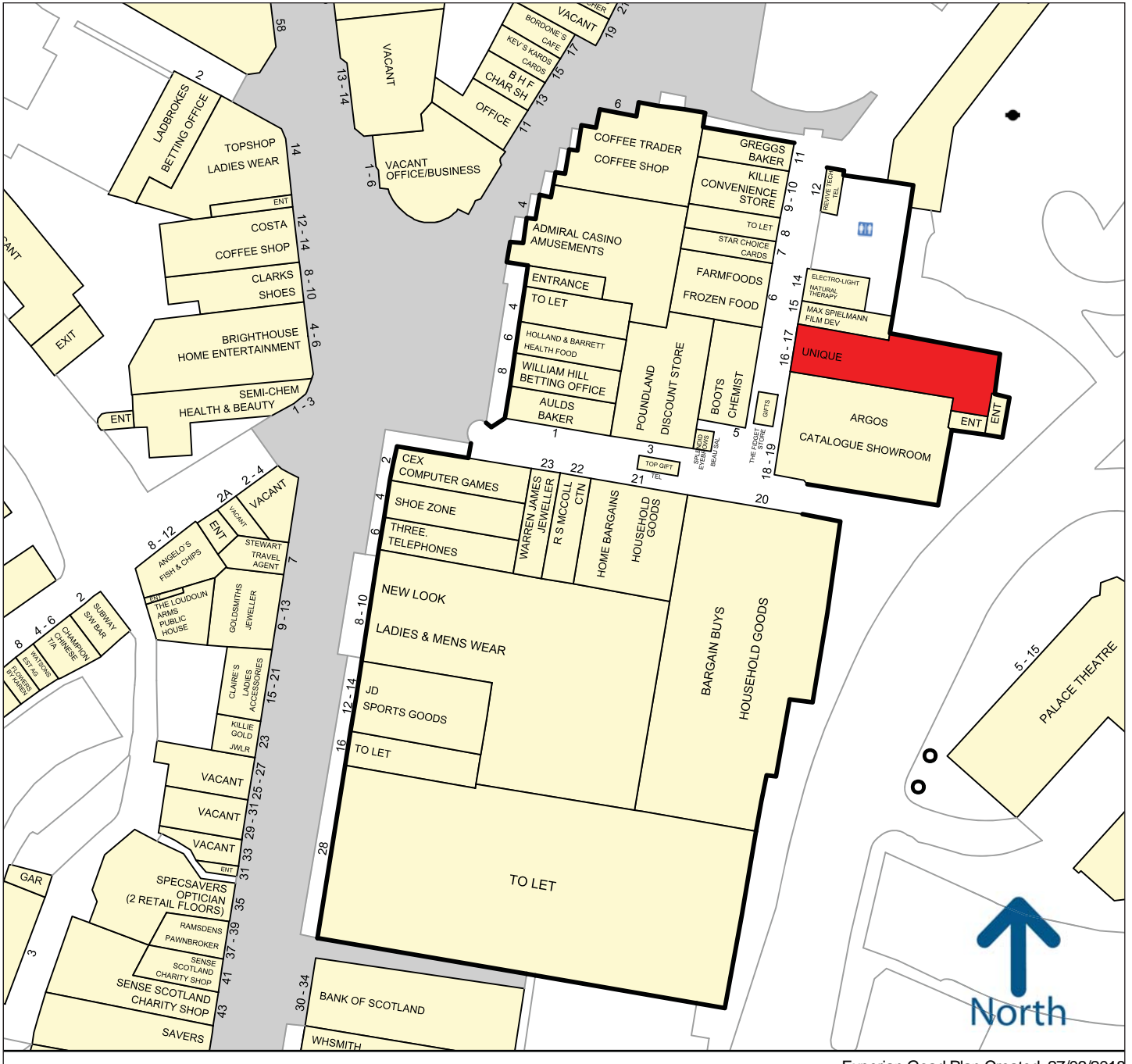
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See our website for all available properties:

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KOR/JH/KIL121

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