



eric young & co

# Retail

■ experience ■ judgement ■ service ■

## 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 2010 is **£66,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48.4p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2016/17 of **£33,660**.

#### SERVICE CHARGE

The estimated annual service charge for the current year is approximately **£29,101**.

#### 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 incoming 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 -

Kevin Hughes  
khughes@eyco.co.uk  
0131 558 5142

Katrina Bell  
kbell@eyco.co.uk  
0131 558 5114

Waverley Gate  
2-4 Waterloo Place  
Edinburgh EH1 3EG

E: info@eyco.co.uk  
F: 0131 226 2780

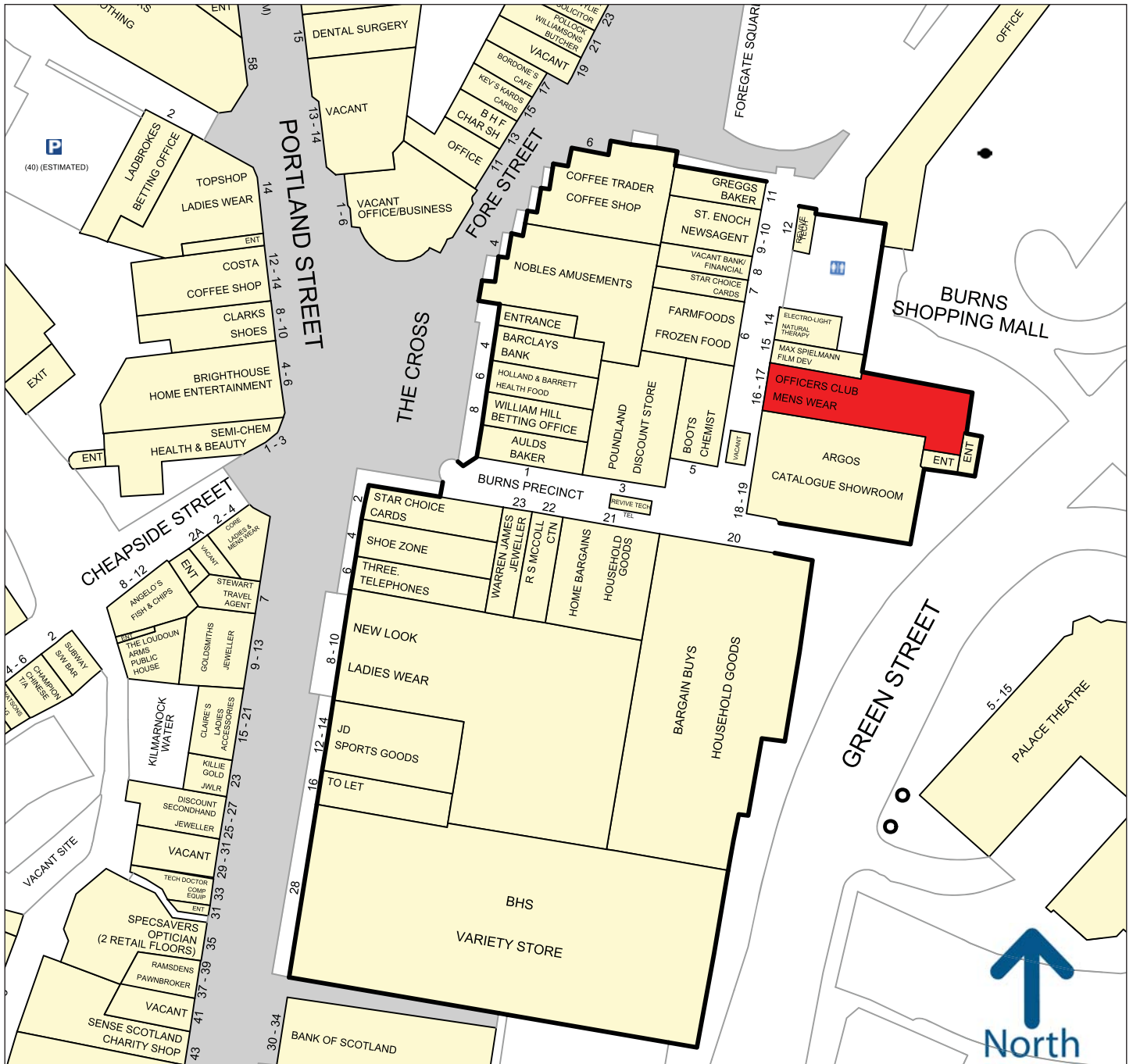
0131 226 2641  
www.eyco.co.uk



eric young & co

See our website for all available properties:

www.eyco.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X  
 No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

KOR/JF/KIL121

Date of preparation - 13 April 2016

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.