



TO LET

Unit 4 The Cross
Kilmarnock KA1 1HZ

- Prime retail unit
- Ready for immediate occupation
- Ground floor 1,031 sq ft
- Rent £35,000 pa

Location

Kilmarnock is situated approximately, 25 miles south west of Glasgow City centre, 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 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, Argos, JD Sports CeX, Shoe Zone** and **Home Bargains**.

Accommodation

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

Ground Floor	1,031 sq ft	(95.78 sq m)
First Floor	373 sq ft	(34.65 sq m)
Total	1,404 sq ft	(130.43 sq m)

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority

Lease

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

Rent

Offers of **£35,000 per annum** exclusive are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£23,750**. (Each new occupier has the right of appeal against this figure).

Based on the basic rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2021/22 of **£11,637**.

Service Charge

The estimated annual service charge for the current year is approximately **£3,674**.

Energy Performance Certificate

EPC Rating = F

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

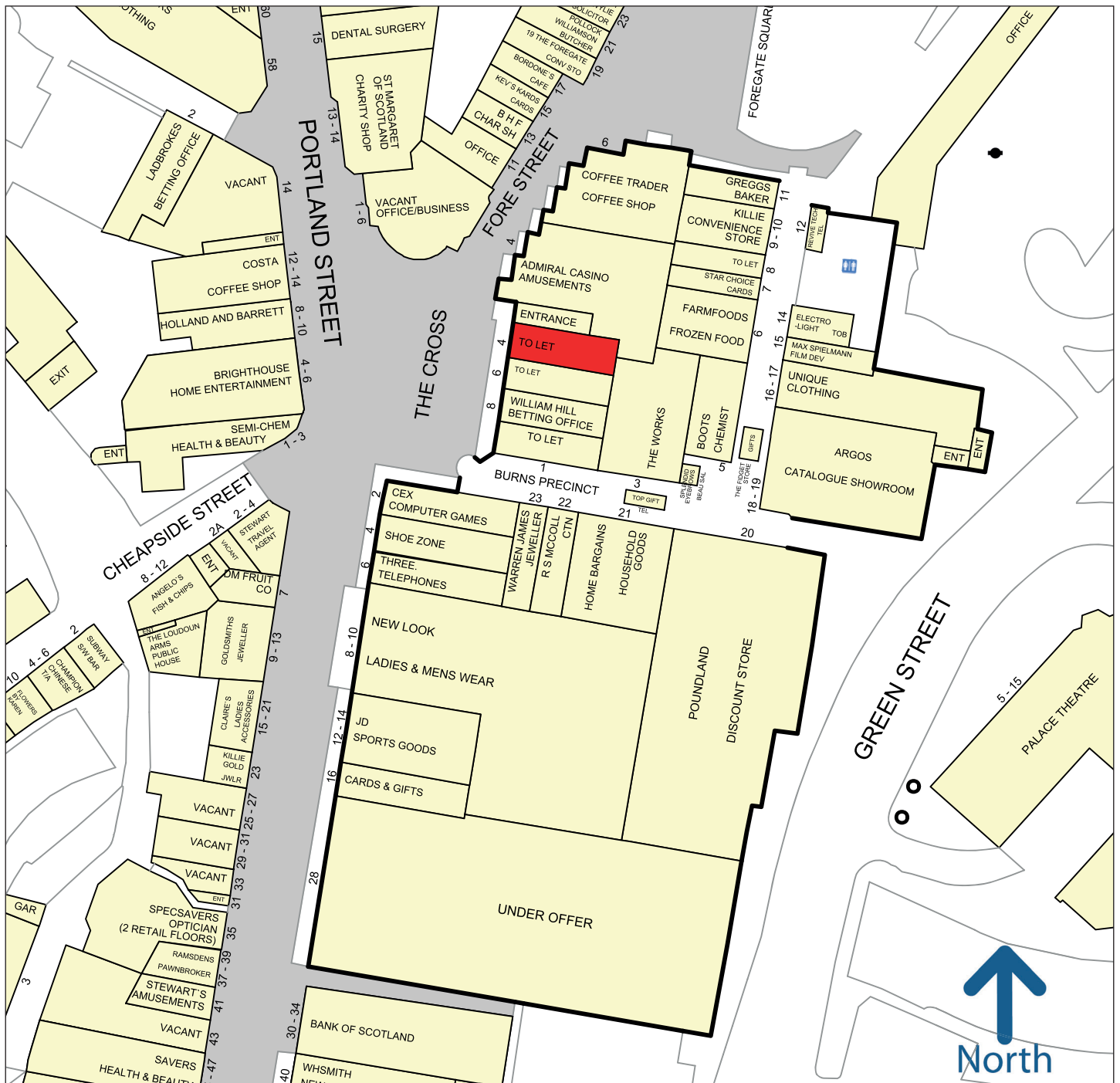
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

Unit 4 The Cross, Kilmarnock KA1 1HZ



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Get in touch



Alastair Rowe
arowe@eyco.co.uk
0131 558 5140



Callum Keane
ckeane@eyco.co.uk
0131 558 5107

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