



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Shop Unit

Unit 4 The Cross
Kilmarnock KA1 1LT



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 **Holland & Barrett, Argos, Poundland** and **Aulds**.

ACCOMMODATION

The subjects comprise a retail unit arranged over the ground floor and first floor. We calculate the unit extends to the following approximate net internal 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)

LEASE

The subjects are available on a new full repairing and insuring lease for a term to be agreed.

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 **£23,750**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£11,068**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

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 Eric Young & Co on 0131 226 2641.

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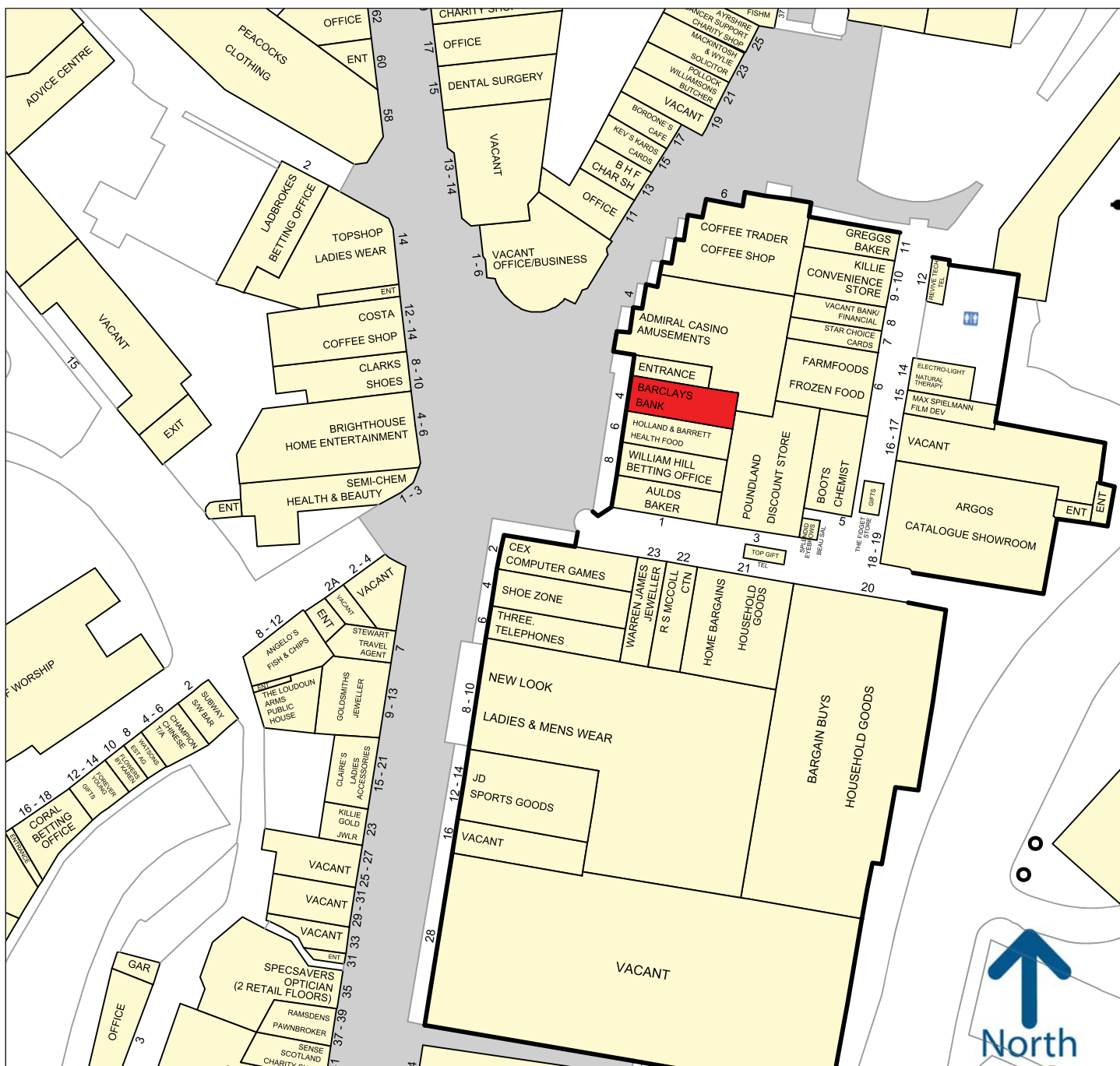
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KAB/JH/KIL147

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