

Kilmarnock

6 Queen Street

Ayrshire

KA1 3DB

- **Heritable Listed Shop Investment**
 - Let to Barnardo's on a lease expiring in 2019
 - Town centre location adjacent to Superdrug
 - No VAT applicable
 - Current Rent Reserved
- £7,500 pa**



Tenure

Heritable.

Location

Kilmarnock, with a resident population of 50,000, is situated 21 miles south-west of Glasgow, 67 miles west of Edinburgh and 13 miles east of Ayr. The town is adjacent to the A77 (dual carriageway), which provides direct access to Glasgow city centre via the M77. The property is situated on the north side of Queen Street adjacent to Superdrug, opposite a public car park, and just off the main pedestrianised pitch within the town centre. Occupiers close by include Superdrug (adjacent), River Island (opposite), Marks & Spencer, Yorkshire Building Society, The Money Shop, Vodafone, Boots and Subway.

Description

This listed property is arranged on ground floor only to provide a retail unit presently trading as a charity shop. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	4.8 m	(15' 9")
Net Frontage	3.75 m	(12' 4")
Shop Depth	9.7 m	(31' 10")
Built Depth	10.1 m	(33' 2")

Tenancy

The property is at present let to BARNARDO'S for a term of 10 years from 3rd June 2009 at a current rent of £7,500 per annum. The lease provides for rent reviews in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 320.

Website Address: www.barnardos.org.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

