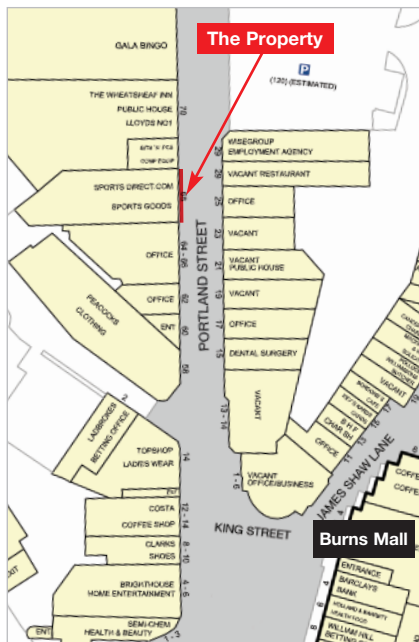


**Kilmarnock**  
**Unit 4**  
**68 Portland Street and**  
**Unit 5**  
**72 Portland Street**  
**Ayrshire**  
**KA1 1JG**

- **Heritable Shop Investment**
- Let to Sportsdirect.com Retail Limited on a new 10 year lease from completion (1)
- Rent Review in 5th year linked to RPI
- Comprises some 931 sq m (10,021 sq ft) of accommodation
- Pedestrianised town centre location
- Current Rent Reserved to be **£32,500 pa**

On the Instructions of  
**SPORTSDIRECT.COM**



**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 Motorway. The property is situated in the pedestrianised zone in the town centre, close to Burns Mall Shopping Centre and less than a quarter of a mile from Kilmarnock Rail Station.

Occupiers close by include Gala Bingo, Peacocks, Ladbrokes, Topshop, Costa Coffee and Clarks, amongst others.

**Description**

The property comprises a large double fronted shop providing ground and first floor sales areas with ancillary accommodation to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>14.5 m</b>	<b>(47' 7")</b>
<b>Net Frontage</b>	<b>13.35 m</b>	<b>(43' 9")</b>
<b>Shop Depth</b>	<b>34.2 m</b>	<b>(112' 3")</b>
<b>Built Depth</b>	<b>36.2 m</b>	<b>(118' 9")</b>
<b>Ground Floor</b>	<b>424 sq m</b>	<b>(4,564 sq ft)</b>
<b>First Floor</b>	<b>507 sq m</b>	<b>(5,457 sq ft)</b>
<b>Total</b>	<b>931 sq m</b>	<b>(10,021 sq ft)</b>

**Tenancy**

The entire property will be let to SPORTSDIRECT.COM RETAIL LIMITED for a term of 10 years from completion at a current rent of £32,500 per annum. The lease provides for rent reviews in the fifth year of the term linked to RPI, collared and capped at 105.101% and 115.9274%, and contains full repairing and insuring covenants, subject to a schedule of condition.

(1) There is a tenant break option at the end of the fifth year.

**Tenant Information**

No. of Branches: 420.

Website Address: [www.sportsdirect.com](http://www.sportsdirect.com)

For the year ended 24th April 2016, SportsDirect.com Retail Limited reported a turnover of £2.063bn, a pre-tax profit of £302.5m, shareholders' funds of 1.202bn and a net worth of £1.201bn. (Source: Experian 04.11.2016.)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** A Henderson Esq, Dentons UKMEA LLP. Tel: 0207 246 7623 e-mail: [andrew.henderson@dentons.com](mailto:andrew.henderson@dentons.com)