



**SITUATION**

Occupying a prominent trading position in the town centre close to multiple traders such as **Ladbrokes**, **William Hill** and **Greggs** as well as being near to a **Bensons for Beds** and **Iceland**.

Kilmarnock is located 18 miles south west of Glasgow and benefits from good road links via the A77 and M77.

**PROPERTY**

Forming part of a mid terraced building comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'2"
Internal Width	16'4" (max)
Shop Depth	52'10"
Built Depth	77'2"
Store Area	Approx 390 sq ft
WC	

**VAT is payable in respect of this Lot**

**FEUHOLD (Scottish equivalent to English Freehold)**

**£14,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

**TENANCY**

The property is let on a full repairing and insuring lease to **M. Shazad (with Authorised Guarantee Agreement) as a Convenience Store** for a term of 25 years from 1st December 2007 at a current rent of **£14,000 per annum** exclusive.

**Rent Reviews November 2012 (Outstanding) and 5 Yearly**

**Note: There is a 3 month rent deposit held.**



**VENDOR'S SOLICITORS**  
Blackwood & Co – Tel: 01786 464 119  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts