

Photograph taken May 2013



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 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
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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 £500 (including VAT) upon exchange of contracts