

11 Mauchline Road



+ Graham
Sibbald

Retail



HURLFORD KA1 5AA

**TO LET /
MAY SELL**

- Prominent main road frontage
- Substantial retail premises
- Ground and sub-ground accommodation
- 459.99 sq m (4,951 sq ft)



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the complete property service

11 Mauchline Road HURLFORD

LOCATION:

Hurlford together with the adjoining village of Crookedholm has a resident population of 4,846 (Census 2011) and is located within East Ayrshire approximately 2 miles east of Kilmarnock and 3 miles west of Galston situated on the A71 trunk road. The subject property occupies a prominent position within the village centre of Hurlford and is positioned on the north side of Mauchline Road.

DESCRIPTION:

The subjects comprise an end terraced ground floor and basement retail unit within a two storey building of brick construction with a solid red sandstone frontage under a double timber pitch and slated roof. Internally the shop is largely open plan. The property benefits externally from on street parking and rear loading access lift between floors.

FLOOR AREAS:

According to our calculations, the Net Internal Areas extend to the following:

Basement: 213.77 sq m (2,301 sq ft)
Ground Floor: 246.22 sq m (2,650 sq ft)
Total: 459.99 sq m (4,951 sq ft)

All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE:

The subjects are entered in the current Valuation Roll with a Rateable Value of £14,600.

The current Uniform Business Rate for the financial year 2015/2016 is 48.0p per pound of Rateable Value excluding water and sewerage charges.

TOWN PLANNING:

We understand the subjects benefit from Class 1 (Retail) planning permission, however interested parties should make their own enquiries in respect of proposed use.

SERVICES:

We understand that mains services of electricity, water and drainage appear to be connected to the subjects, however interested parties should make their own enquiries directly to the relevant authorities.

RENT: £15,000 per annum.

PRICE: Offer over £110,000 are invited.

VAT:

The rental quoted is exclusive of VAT. VAT is not currently being payable upon rent/sale prices and any other charges.

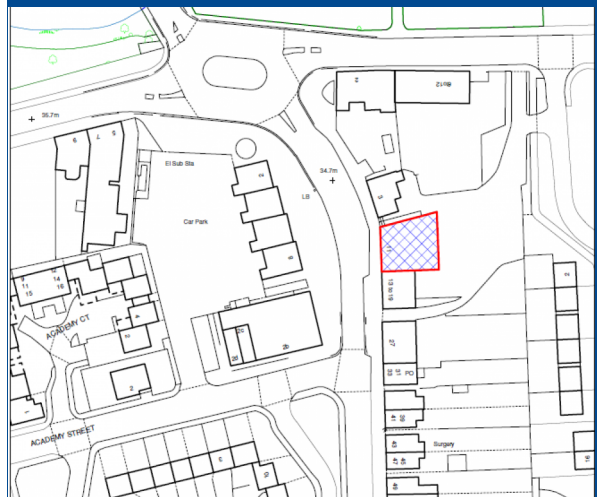
LEGAL COSTS:

Each party will be responsible for meeting the landlord's reasonable legal costs incurred in the granting of the new lease/sale.

ENERGY PERFORMANCE RATING



TO LET / MAY SELL Retail



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 07803 896978
Email: Fraser.Lang@g-s.co.uk

Laura Samson - Tel: 0780 389 6963
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CONTACT

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IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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