

96 - 106 Portland Street



Retail / Office



KILMARNOCK KA3 1AA

**FOR
SALE**

- Partially completed new build retail/ office premises
- Full disabled access potential
- Flexible open plan layout
- Dedicated car parking
- 389 sq m (4,187 sq ft)



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the complete property service

96 - 106 Portland Street KILMARNOCK

LOCATION

Kilmarnock has a population of 46,159 (Census 2011) and is located within East Ayrshire approximately 22 miles south of Glasgow, 13 miles north of Ayr and 7 miles east of Irvine connected by the A71 and A77 to M7 trunk roads.

The property is prominently situated on the west side of Portland Street on the northern periphery of Kilmarnock town centre.

DESCRIPTION

The subjects comprise new build retail/ office accommodation within a modernised traditional building of stone construction with a timber pitched and slated roof inter-connecting to a new build rear extension providing a flexible option of ground and first floor accommodation of open plan layout with dedicated main door entrance, kitchen/ staff facilities, full disabled access and dedicated car parking.

FLOOR AREAS

Ground: 194.28 sq m (2,091 sq ft)
First: 94.68 sq m (2,096 sq ft)
Total: 388.96 sq m (4,187 sq ft)

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

RATEABLE VALUE

The premises will require to be re-assessed for rating purposes.

TOWN PLANNING

The subjects are understood to benefit from Class 1 (Retail) use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997, however purchasers should satisfy themselves independently on their specific use.

SERVICES

Mains services of gas, electricity, water and drainage are assumed to be connected to the subjects, however interested parties should make their own enquiries directly to the relevant authorities.

PRICE

Offers over £200,000 are invited.

VAT

We are advised that the building is currently registered for VAT and VAT will be payable in addition to rent and other charges.

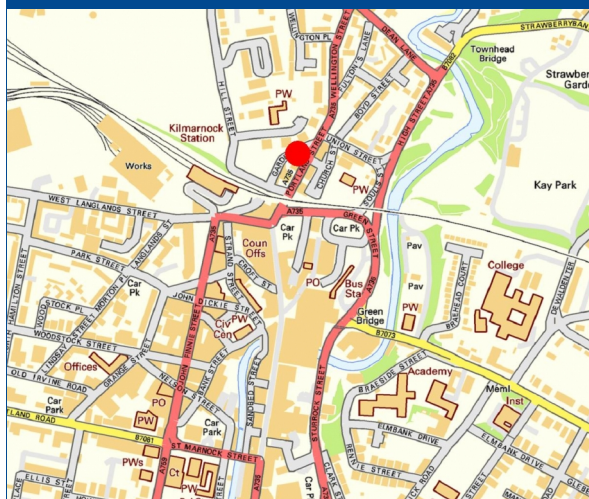
LEGAL COSTS

Each party will be responsible for their own legal costs in regard of a new letting with the tenant responsible for Land and Buildings Transaction Tax (LBTT) and registration dues.

ENERGY PERFORMANCE RATING



FOR SALE Retail / Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 07803 896978

Email: Fraser.Lang@g-s.co.uk



CONTACT

Graham + Sibbald
5 St. Marnock Place
Kilmarnock,
KA1 1DU
Tel: 01563 528000

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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