

St Andrews Business Centre, 2/4 High Glencairn Street



Investment



KILMARNOCK KA1 4AA

**FOR
SALE**

- Part occupied investment let to TSR (Scotland) Ltd - t/a The Sun Room and JNG Designs Ltd - t/a At Home Interiors
- Vacant first floor offices
- Prominent main road frontage close to Kilmarnock town centre
- 595 sq m (6,408 sq ft)
- Offers are invited



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St Andrews Business Centre, 2/4 High Glencairn 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 M77 trunk roads. The property is prominently situated to the east side of Low Glencairn Street on the corner with the south side of East Netherton Street, close to Kilmarnock town centre.

DESCRIPTION

The properties comprises a part two story and part single storey interconnecting business centre building divided into three principle units with a common loading bay with full height roller door provides access directly from East Netherton Street.

FLOOR AREAS

The subjects extend to the following Net Internal Areas:

Units 1+2 Ground 160 sq m (1,724 sq ft)

Units 3+4 Ground 194 sq m (2,089 sq ft)

Units 5+6 First 241 sq m (2,595 sq ft)

Total 595 sq m (6,408 sq ft)

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

RATEABLE VALUES

The subjects are entered in the current Valuation Roll as follows:

Units 1+2: £11,000, Units 3+4: £7,900, Units 5+6: £16,000

The current Uniform Business Rate for the financial year 2016/ 2017 is 48.4p per pound of Rateable Value excluding water and sewerage charges.

TOWN PLANNING

We understand that the subjects benefit from Use Class 1 (Retail) and Class 2 (Financial and Professional Services) under the Town and Country Planning (Use Classes) (Scotland) Order 1997, however interested parties should make their own enquiries to the Planning Authority to confirm.

LEASE DETAILS

Units 1+2

The units are let to TSR (Scotland) Ltd until 20 April 2026, subject to a Tenant Only Break Option on 21 April 2021 upon Full Repairing and Insuring Terms. The passing rent is £14,500 per annum (£8.41 per sq ft). The lease is subject to a rent review on 21st April 2021.

Units 3+4

The units are let to JNG Designs Ltd until 29 October 2028 upon Full Repairing and Insuring Terms. The passing rent is £10,000 per annum (£4.79 per sq ft) with fixed increase to £12,500 per annum (£5.98 per sq ft) from 30 October 2018 and upwards only Rent Review on 30 October 2023.

Units 5+6

The subjects comprise vacant first floor office premises which are currently available to let.

PRICE

Offers are invited.

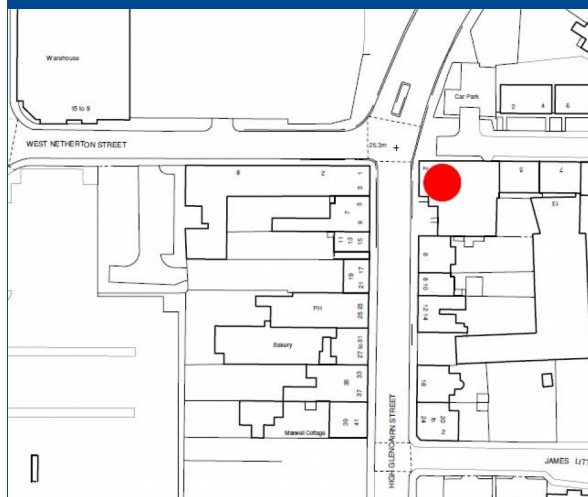
VAT

The rental quoted is exclusive of VAT. VAT will be payable upon rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

TBC

FOR SALE Investment



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 07803 896978

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Hamilton
01698 422500
Inverness
01463 236977
Kilmarnock
01563 528000
Kirkcaldy
01592 266211
Paisley
0141 889 3251
Perth
01738 445733
St Andrews
01334 476 210
Stirling
01786 463111
Weybridge
01932 260 726

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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