

lot 33

98-100 King Street Kilmarnock, Ayrshire KA1 1PG

Rent
£91,500
per annum
exclusive

Heritable Retail Investment

- Established town centre retail location
- Corner unit with good footfall and exposure
- Poundstretcher Properties Limited sublet to River Island Clothing Company Limited
- Nearby occupiers include Marks & Spencer, Boots and Superdrug



Location

Miles: 12 miles north of Ayr
22 miles south of Glasgow
8g miles north of Carlisle
Roads: A76, M74, M77
Rail: Kilmarnock Rail Station
Air: Glasgow Airport

Situation

The property is situated in central Kilmarnock, the major commercial centre within East Ayrshire, on the corner of King Street and Queen Street, with substantial frontage on both streets. Nearby occupiers include Marks & Spencer, Boots, Superdrug and Dorothy Perkins and the property is part of the main pedestrianised retail area.

Description

The property comprises ground floor retail unit with two upper floors used as ancillary storage. In addition to this there is a basement used as storage.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	82.02 sq m	(883 sq ft)	POUNDSTRETCHER PROPERTIES LTD (sublet to River Island Clothing Company	24 years from	£91,500	25/12/2013
Ground	Retail	353.35 sq m	(3,803 sq ft)		14/03/1994 until		
First	Ancillary	344.00 sq m	(3,703 sq ft)		24/12/ 2018		
Second	Ancillary	314.35 sq m	(3,384 sq ft)				

Totals 1,093.72 sq m (11,773 sq ft) £91,500

(1) For the year ending 25th December 2010, River Island Clothing Company Limited reported a turnover of £720,328,095, a pre-tax profit of £10,793,773 and a total net worth of £115,369,979. (Source: www.riskdisk.com 14/11/2011)

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Paul & Williamsons LLP
Union Plaza, Union Wynd, Aberdeen AB10 1DQ.
Tel: +44 (0)1224 621621
Email: LCurrie@paul-williamsons.co.uk
Ref: Leslie Currie