

# 98-100 King Street, 3-9 Queen Street and 1 Princes Street Kilmarnock, Ayrshire KA1 1PG

lot 49

## Heritable Retail Investment

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

Rent  
**£91,500**  
per annum  
exclusive



## Location

Miles: 12 miles north of Ayr  
22 miles south of Glasgow  
89 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 a 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.	Review
Basement	Ancillary	94.02 sq m	(1,102 sq ft)	<b>POUNDSTRETCHER PROPERTIES LTD guaranteed by Instore Limited (2) (sublet to River Island Clothing Company Limited) (1)</b>	24 years from 14/03/1994 until 24/12/2018	£91,500	25/12/2013
Ground	Retail	340.13 sq m	(3,661 sq ft)				
First	Ancillary	355.00 sq m	(3,821 sq ft)				
Second	Ancillary	346.15 sq m	(3,725 sq ft)				
<b>Totals</b>		<b>1,135.30 sq m</b>	<b>(12,219 sq ft)</b>			<b>£91,500</b>	

(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 £110,793,773 and a total net worth of £115,369,979. (Source: www.riskdisk.com 14/11/2011)

(2) For the year ending 31st March 2012, Instore Limited reported pre-tax profits of £317,000 and a net worth of £96,457,000. (Source: www.riskdisk.com 14/06/2013)

## For further details please contact:

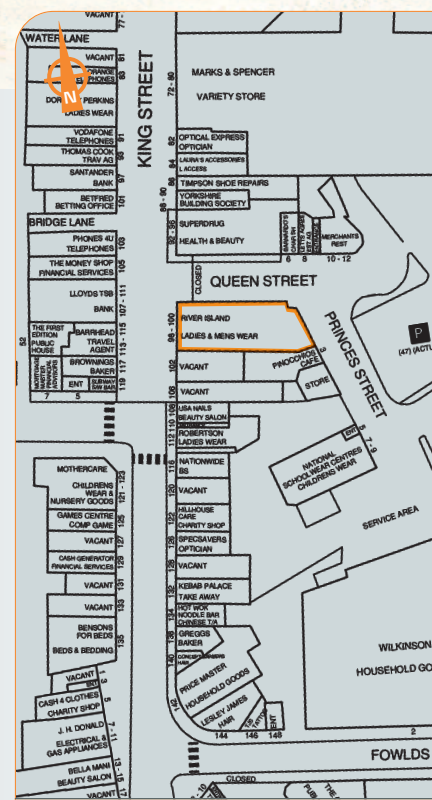
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