

30-34 King Street Kilmarnock, Ayrshire KA1 1NP

lot 23

Heritable Bank Investment

- Entirely let to Halifax Limited (t/a Bank of Scotland)
- Prime High Street location adjacent to Burns Shopping Mall
- Nearby occupiers include W H Smith, H Samuel, Specsavers, Boots and BHS
- Approximately 754 sq m (8,120 sq ft) accommodation
- Six Week Completion
- Tenant has offered to regear the lease (see note 2)

Rent
£127,000
per annum
exclusive



Location

Miles: 24 miles south-west of Glasgow
70 miles west of Edinburgh
150 miles north-west of Newcastle upon Tyne
Roads: A71, A76, A77, M77
Rail: Kilmarnock Railway Station
Air: Glasgow Prestwick Airport (8 miles), Glasgow International Airport (18 miles)

Situation

The property is situated in a prominent location on the eastern side of King Street, Kilmarnock's prime pedestrianised retailing thoroughfare. The property lies adjacent to Burns Shopping Mall which houses occupiers including BHS, New Look, Argos, Greggs and Barclays Bank. Other nearby occupiers include Marks and Spencer, WHSmith, H Samuel, Specsavers and Boots.

Description

The property comprises a ground floor banking hall and office accommodation with additional office accommodation over first and second floors.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/Office	349 sq m (3,760 sq ft)	HALIFAX LIMITED (t/a Bank of Scotland) (1)	24 years 4 months from 23/02/1994 on a full repairing and insuring lease (2)	£127,000	24/06/2013 (23/06/2018) (3)
First	Office	306 sq m (3,293 sq ft)				
Second	Office	99 sq m (1,067 sq ft)				
Totals		754 sq m (8,120 sq ft)			£127,000	

(1) Halifax is a division of Bank of Scotland plc which is part of Lloyds Banking Group. Lloyds Banking Group serves some 30 million customers and is the UK's leading provider of current accounts, savings, personal loans, credit cards and mortgages (Source: www.lloydsbankinggroup.com 25/02/2014).

(2) The tenant has offered to regear the lease on a 10 year certain term at the current passing rent in return for 12 months rent free.

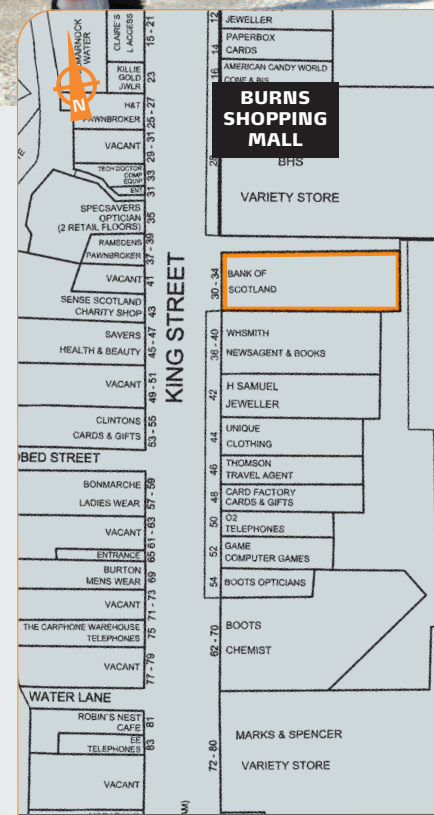
(3) The 2013 rent review is outstanding.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Mhairi Jarvis
Tel: +44 (0)131 554 1705.
Email: mhairi.jarvis@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Brodies LLP
15 Atholl Crescent, Edinburgh EH3 8HA.
Tel: +44 (0)131 228 3777.
Email: victoria.smith@brodies.com
Ref: Victoria Smith.



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