

lot 58

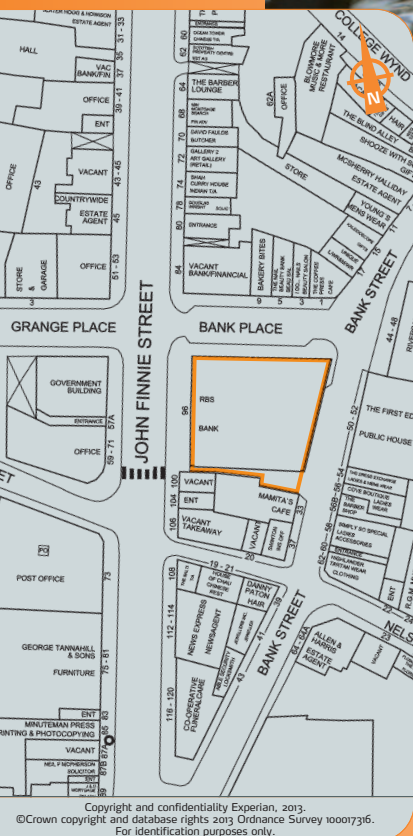
Royal Bank of Scotland, 96 John Finnie Street
Kilmarnock, Ayrshire KA1 1NY

Rent
£66,987
per annum
exclusive
plus vacant
upper parts

Heritable Bank Investment with
Vacant Upper Parts

- Predominantly let to The Royal Bank of Scotland plc until 2026 (No breaks)
- Rent reviewed to the higher of Open Market Rental Value or a fixed rental increase of 3.75% in 2021

- Option to extend lease for a further 20 years
- Vacant possession of first floor with potential change of use (subject to consents)
- VAT-free investment



Location

Miles: 24 miles south-west of Glasgow
Roads: A71, A76, A77, M77
Rail: Kilmarnock Railway Station (ScotRail)
Air: Glasgow Prestwick Airport, Glasgow International Airport

Situation

The property is situated in a prominent corner position at the junction of John Finnie Street and Bank Place in Kilmarnock town centre. Nearby occupiers include the Post Office & Royal Mail Sorting Office, Co-Operative Funeral Care, Countrywide Estate Agents and a number of independent retailers.

Description

The property comprises a ground floor banking hall with ancillary accommodation in the basement and mezzanine floors and self-contained office accommodation on the first floor. The property benefits from secure basement car parking for approx 10 cars.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a single **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site. Please contact Mhairi Jarvis. Email: mhairi.jarvis@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	124.77 sq m (1,343 sq ft)	THE ROYAL BANK OF SCOTLAND PLC (1)	Approx 20 years from 13/12/2006 until 11/12/2026	£66,987	11/12/2021 (2)
Ground	Banking Hall	672.60 sq m (7,240 sq ft)				
Mezzanine	Ancillary	180.78 sq m (1,946 sq ft)				
First	Office	764.94 sq m (8,234 sq ft)	VACANT POSSESSION	-	-	-
Totals		1,743.09 sq m (18,763 sq ft)			£66,987	

- (1) Royal Bank of Scotland has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)
- (2) The lease provides for the rent to be reviewed at the next rent review on 11th December 2021 to the higher of Open Market Rental Value or a fixed rental increase of 3.75%.

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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