

27 Portland Street Kilmarnock KA1 1JJ

lot 95

Prominent Office Investment

- Located at the entrance to Kilmarnock's pedestrianised retail district
- Ground floor office unit and self-contained restaurant at first floor (A3 use)
- Nearby occupiers include Gala Bingo, Kilmarnock Standard, Sports Direct and Early Learning Centre
- Asset Management Opportunities

Rent
£30,000 per
annum
exclusive



Location

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

Situation

Kilmarnock is the main town and administrative centre in East Ayrshire, situated 25 miles south-west of Glasgow with excellent links via the A77/M77. The property occupies a prominent corner position on the north side of Portland Street, immediately adjacent to the main town centre car park and within close proximity to the railway station. Kilmarnock Rail Station has services north to Glasgow and south to Carlisle. Nearby occupiers include Gala Bingo, Kilmarnock Standard, Sports Direct and Early Learning Centre.

Description

The property comprises a modern corner unit with open plan office accommodation at ground floor and a self-contained restaurant at first floor (A3 use).

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.



Tenancy and accommodation

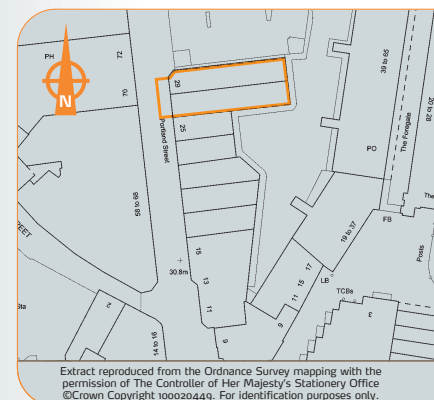
Floor	Use	Floor Areas (Approx)	Tenant	Terms of Tenancy	Rent p.a.x.	Reversion
Ground	Office	420.85 sq m (4,530 sq ft)	THE WISE GROUP (1)	11 years from 30/09/2009 (2)	£30,000	27/08/2020
First	Restaurant	386.85 sq m (4,164 sq ft)	VACANT POSSESSION			
Total		807.70 sq m (8,694 sq ft)			£30,000	

(1) For the year ending 31st December 2014, The Wise Group reported a total net worth of £3,788,000 (Source: Experian Group 21/04/2016).
(2) The lease provides an option to determine on 31st August 2016. The option has been exercised by the tenant.

For further details please contact:
Mhairi Jarvis
Tel: +44 (0)131 552 5191.
Email: mhairi.jarvis@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Joint Auctioneer
Graham and Sibbald
11 Manor Place, Edinburgh EH3 7DL.
Tel: 0131 225 1559.
Email graeme.millar@g-s.co.uk
Ref: Graeme Millar.

Seller's Solicitors:
DLA Piper
Rutland Square, Edinburgh EH1 2AA.
Tel: +44 (0)131 242 5078.
Email: scott.ferrier@dlapiper.com
Ref: Scott Ferrier.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 10002049. For identification purposes only.