

# Lot 31

£30,000 per annum exclusive

58 Portland Street,  
**Kilmarnock, East Ayrshire KA1 1JD**  
 Heritable Retail Investment



### Key Details

- Let to Peacocks Stores Limited on a new 5 year lease
- Located on prime pedestrianised retailing thoroughfare
- Close to The Burns Shopping Mall
- Nearby occupiers include Topshop, Ladbroke's, Costa and Clarks

### On Behalf of a Major Fund Manager

#### 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 position on the western side of the pedestrianised Portland Street, close to the Burns Shopping Mall. Nearby occupiers include Topshop, Ladbroke's, Costa and Clarks.

#### Description

The property comprises a ground floor retail unit with first floor ancillary accommodation, which forms part of a larger building.

#### Tenure

Heritable (Scottish Equivalent of English Freehold).

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

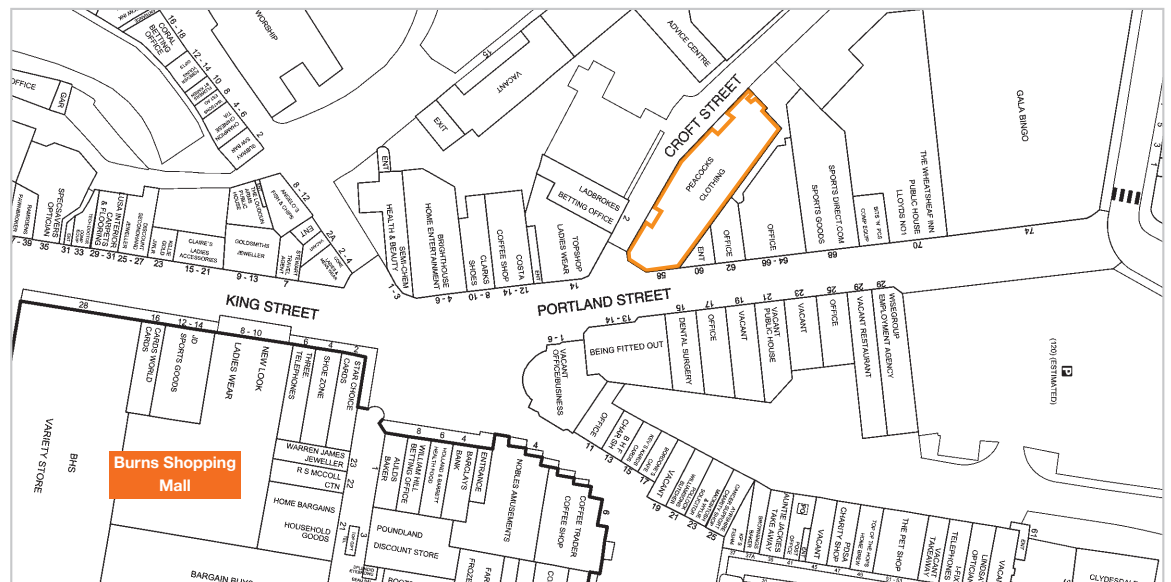
#### Viewings

Please register your interest with Mhairi Jarvis. Telephone: +44 (0)131 552 5191 Email: mhairi.jarvis@acuitus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	573.90 sq m	(6,177 sq ft)	PEACOCKS STORES LIMITED	5 years from 08/11/2016 (2)	£30,000	07/11/2021
First	Ancillary	219.41 sq m	(2,362 sq ft)	(1)			
<b>Total</b>		<b>793.31 sq m</b>	<b>(8,539 sq ft)</b>			<b>£30,000</b>	

- (1) For the year ending 27th February 2016, Peacocks Stores Limited reported a turnover of £369,711,000, pre-tax profits of £67,879,000 and a total net worth of £141,072,000. (Source: Experian Group 16/01/2017).  
 (2) The lease provides a tenant option to determine on 08/11/2019.



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