

# Lot 17

£75,000 per annum  
exclusive

62-70 King Street,  
**Kilmarnock, East Ayrshire KA1 1PA**

**Heritable Retail Investment**



## Key Details

- Let to Boots UK Limited until 2025 (no breaks)
- Pedestrianised town centre location adjacent to Marks & Spencer
- Close to The Burns Shopping Mall
- Nearby occupiers include New Look, WH Smith, Vodafone and Superdrug

## Location

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

## Situation

The property is prominently situated on the east side of pedestrianised King Street, adjacent to Marks & Spencer and close to The Burns Shopping Mall in the heart of the town centre. Nearby occupiers include New Look, WH Smith, Vodafone and Superdrug.

## Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors.

## Tenure

Heritable (Scottish equivalent of English freehold).

## VAT

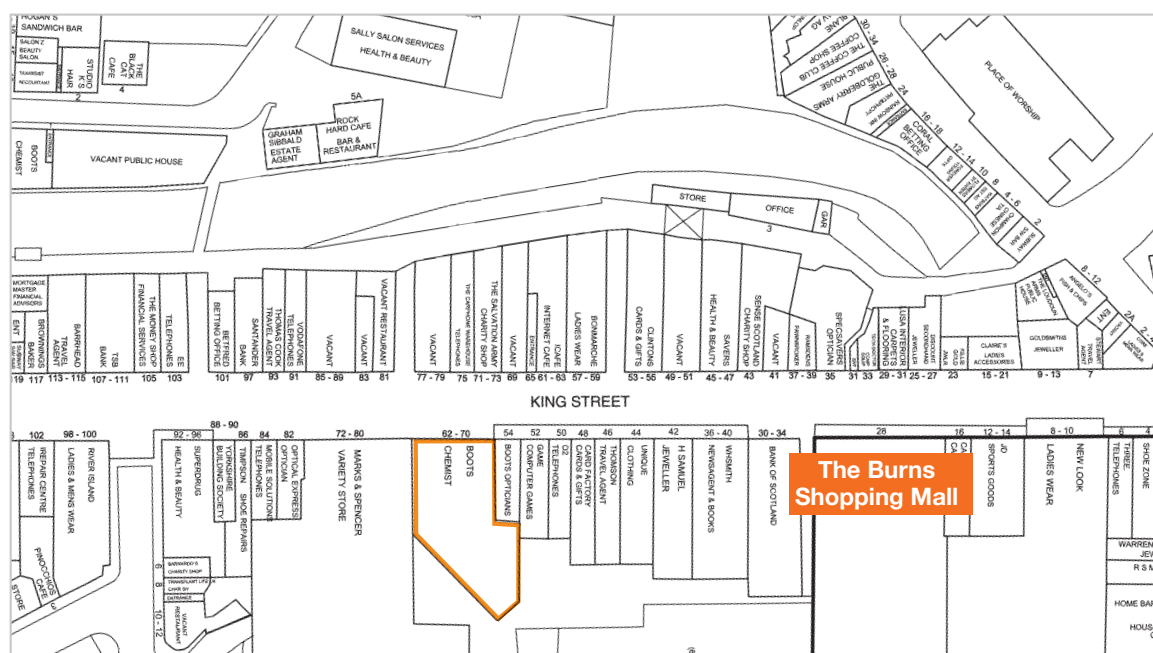
VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground	Retail/Ancillary	567.90 sq m	(6,113 sq ft)	BOOTS UK	10 years from 28/02/2015 on a full repairing and insuring lease	£75,000	28/02/2020 (27/02/2025)
First	Ancillary	483.73 sq m	(5,207 sq ft)	LIMITED (1)			
Second	Ancillary	66.15 sq m	(712 sq ft)				
<b>Total</b>		<b>1,117.78 sq m</b>	<b>(12,032 sq ft)</b>			<b>£75,000</b>	

(1) For the year ending 31st August 2015, Boots UK Limited reported a turnover of £9,198,000,000, pre-tax profits of £542,000,000 and a total net worth of £367,000,000 (Source: Experian Group 03/03/2017).



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