

54 King Street, Kilmarnock, East Ayrshire KA1 1NP

Heritable Retail Investment

Lot 41

£21,050 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Rent Review/ (Reversion)
Ground First	Retail/Ancillary Ancillary	94.85 sq m 24.99 sq m	(1,021 sq ft) (269 sq ft)	BOOTS OPTICIANS PROFESSIONAL SERVICES LIMITED (1)	10 years from 28/02/2015 on a full repairing and insuring lease (2)	£21,050	28/02/2020 (27/02/2025)
Total		119.84 sq m	(1,290 sq ft)			£21,050	

(1) For the year ending 31st August 2015, Boots Opticians Professional Services Limited reported a turnover of £391,067,000, pre-tax profits of £39,176,000 and a total net worth of £82,691,000 (Source: Experian Group 03/03/2017).
(2) The lease is subject to a tenant option to determine on 28th February 2020.

Key Details

- Let to Boots Opticians Professional Services Limited on a renewed lease until 2025 (subject to option)
- Pedestrianised town centre location
- Close to The Burns Shopping Mall
- Nearby occupiers include Marks & Spencer, Boots the Chemist, 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, close to The Burns Shopping Mall in the heart of the town centre. Nearby occupiers include Marks & Spencer, Boots the Chemist, WH Smith, Vodafone and Superdrug.

Description

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

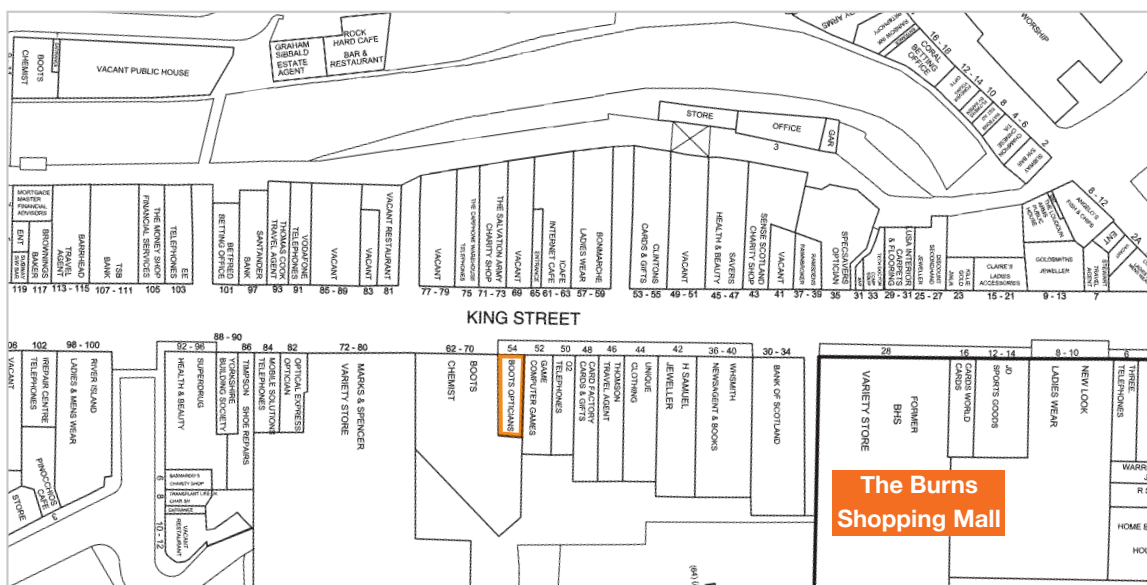
Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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