

45-55 King Street,
Kilmarnock, East Ayrshire KA1 1PT
 Substantial Heritable Retail Parade Investment

Lot 75

£85,000 per annum
 exclusive, with one unit
 to be let



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
45-47	Ground	Retail/Ancillary	214.24 sq m (2,306 sq ft)	KRUIDVAT REAL	1 year from 01/07/2014	£20,000	30/06/2017 (3)
	Basement	Ancillary	160.59 sq m (1,729 sq ft)	ESTATE UK			
	First	Ancillary	231.27 sq m (2,489 sq ft)	LIMITED (1) t/a			
	Second	Ancillary	224.39 sq m (2,415 sq ft)	Savers			
49-51	Ground	Retail/Ancillary	304.95 sq m (3,283 sq ft)	VACANT			
	Basement	Ancillary	100.71 sq m (1,084 sq ft)				
	First	Ancillary	376.11 sq m (4,049 sq ft)				
	Second	Ancillary	329.12 sq m (3,543 sq ft)				
53-55	Ground	Retail/Ancillary	238.54 sq m (2,568 sq ft)	AG RETAIL	5 years from 16/09/2013	£65,000	15/09/2018
	Basement	Ancillary	169.43 sq m (1,824 sq ft)	CARDS LIMITED			
	First	Ancillary	234.75 sq m (2,526 sq ft)	(2) t/a Clintons			
	Second	Ancillary	215.54 sq m (2,320 sq ft)				
Total			2,799.64 sq m (30,136 sq ft)			£85,000	

- (1) Savers was established in 1996 and is a leading retailer of discount health and beauty products, operating over 380 stores throughout the UK (www.savers.co.uk).
- (2) Clintons is the trading name of AG Retail Cards Limited. Clintons was established in 1968 and is a leading retailer of cards and gifts, operating over 400 stores throughout the UK (www.clintonsretail.com).
- (3) Under Scottish law, the lease will continue year on year on the same terms and conditions until the next anniversary, which will be the 1st July 2017. If either the tenant or the landlord wish to terminate the lease, they must serve a notice to quit 40 clear days prior to the anniversary.

Key Details

- Comprises a parade of three adjoining retail units - totalling approximately 30,136 sq ft
- Let to tenants trading as Savers and Clintons
- Pedestrianised town centre location
- 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 west 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 three adjoining ground floor retail units with ancillary accommodation in the basement, first and second floors.

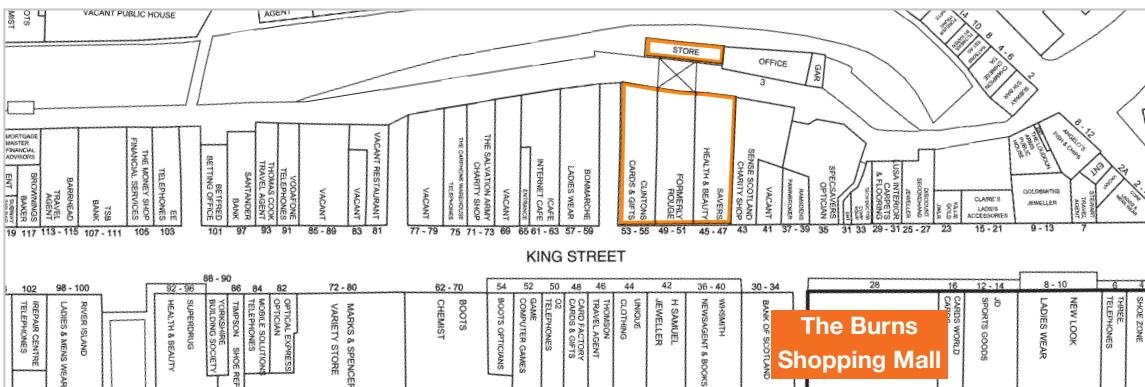
Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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