

25 Portland Street, Kilmarnock, East Ayrshire KA1 1JN

Heritable Retail and Office Investment

Lot 78

£15,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Office	96.66 sq m (1,040 sq ft)	SCOTTISH & UNIVERSAL NEWSPAPERS LIMITED (1)	20 years from 26/06/2006 until 26/06/2026 (2)	£15,000	26/06/2021
First	Office/Ancillary	78.23 sq m (842 sq ft)				
Total		174.89 sq m (1,882 sq ft)			£15,000	

- (1) For the year ending 31st December 2015, Scottish and Universal Newspapers Limited reported a turnover of £13,180,000, pre-tax profits of £3,898,000 and a total net worth of £13,802,000 (Source: Experian Group - 27/02/2017). Scottish & Universal Newspapers Limited is a subsidiary of Trinity Mirror Plc which is the largest national and regional multimedia content publisher in the UK, comprising national and regional newsbrands across the country. They publish more than 150 newspaper titles across the UK and Ireland, from the national presence of the Daily Mirror, the Daily Record, the Sunday Mirror to local news (Source: www.trinitymirror.com 27/02/2017).
- (2) The lease provides an option to determine on 26/06/2021.

Key Details

- Let to Scottish & Universal Newspapers Limited t/a The Kilmarnock Standard until 2026 (subject to option)
- Located at the entrance to Kilmarnock's pedestrianised retail district
- Within close proximity to the main town car park and Kilmarnock Station
- Nearby occupiers include Sports Direct, Peacocks and Costa

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 north side of Portland Street, close to the main town centre car park and within close proximity to the railway station. Kilmarnock Rail Station provides services north to Glasgow and south to Carlisle. The property is also located within close proximity to the Burns Shopping Mall which houses occupiers including Argos, New Look and JD Sports. Other nearby occupiers include Sports Direct, Peacocks and Costa Coffee.

Description

The property comprises a ground floor retail and office unit with first floor office and ancillary accommodation.

Tenure

Heritable (Scottish Equivalent to English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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