



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Possession
25	Ground First	Retail Ancillary	Not inspected by Auctioneers	VACANT POSSESSION
29	Ground First	Retail Ancillary	87.68 sq m (944 sq ft) 139.44 sq m (1,501 sq ft)	VACANT POSSESSION
31	Ground	Retail	36.85 sq m (397 sq ft)	VACANT POSSESSION
33	Second	Office	72.26 sq m (778 sq ft)	VACANT POSSESSION
Totals (excluding unit 25)			336.23 sq m (3,620 sq ft)	

The Buyers deposit will be held by the Auctioneers as Stakeholder for the Seller and not Agent. The Articles of Roup are being amended accordingly and will be available in the Legal Pack.

Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Key Details

- Comprises three ground floor retail units with office/ancillary accommodation on the upper floors
- Pedestrianised town centre location
- Active management/residential development potential (subject to consents)
- Nearby occupiers include Marks & Spencer, H Samuel, Boots the Chemist and WH Smith

On behalf of Administrators

Location

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



Situation

The property is situated in a prominent position on the west side of pedestrianised King Street, the main retailing thoroughfare within Kilmarnock town centre. Nearby occupiers include Marks & Spencer, H Samuel, Boots the Chemist and WH Smith.

Description

The property comprises three ground floor retail units with self-contained office and ancillary accommodation on the first and second floors.

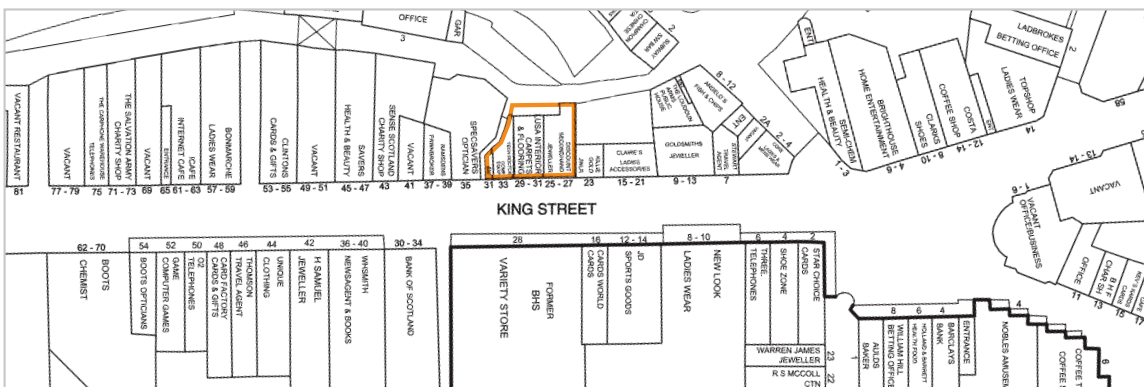
Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion



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