

# Lot 84

£50,913 p.a.x. rising to  
£57,603 p.a.x. in  
October 2019

## 8 High Street, Stewarton, Kilmarnock, East Ayrshire KA3 5AA

Heritable Retail Investment



### Key Details

- Let to The Factory Shop Limited until 2024 (no breaks)
- Guaranteed rental increase in October 2019
- Approximately 511.09 sq m (5,501 sq ft)
- Benefits from a substantial frontage and yard to the rear
- Nearby occupiers include Boots, Sainsbury's, Co-op, McColl's, William Hill and Bank of Scotland

### Location

**Miles:** 5 miles north of Kilmarnock  
17 miles south-west of Glasgow  
**Roads:** A77, M77  
**Rail:** Stewarton Railway Station  
**Air:** Glasgow Prestwick Airport,  
Glasgow International Airport

### Situation

Stewarton is a popular East Ayrshire town located 5 miles north of Kilmarnock. The property is prominently situated on the north side of High Street, in the heart of the town centre. Nearby occupiers include Boots, Sainsbury's, Co-op, McColl's, William Hill and Bank of Scotland.

### Description

The property comprises a well configured ground floor retail unit totalling approximately 511.09 sq m (5,501 sq ft) and benefits from a substantial frontage to High Street and a rear service yard.

### Tenure

Heritable (Scottish equivalent of English Freehold).

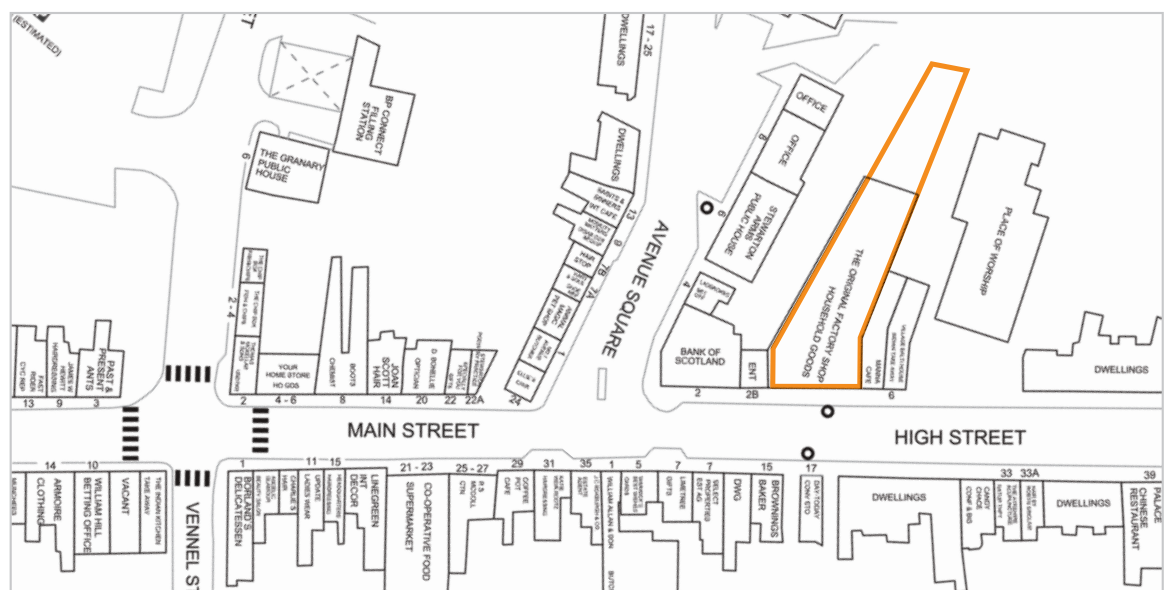
### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	511.09 sq m (5,501 sq ft)	THE FACTORY SHOP LIMITED (1)	15 years from 02/10/2009 until 01/10/2024 on a full repairing and insuring lease	£50,913	Fixed increase in rent to £57,603 on 02/10/2019
<b>Total</b>		<b>511.09 sq m (5,501 sq ft)</b>			<b>£50,913</b>	

(1) The Original Factory Shop is a popular discount retailer founded in 1969 and now trades from over 200 stores throughout the UK (www.tofs.com).



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