

Lot 52, 48 King Street, Kilmarnock,

KA1 1NP

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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Property Information

Herritable

- Located on the Main Pedestrianised Retail Street in the Town
- Neighbouring Occupiers include Ramsdens, Tui, WH Smith/Post Office, Boots and Marks and Spencer
- Lease Extended to March 2028 and unit recently refurbished
- Currently Producing £20,000 p.a.x.

Lot

52

Auction

13th July 2023

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

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 as part of a canopied parade. There is loading to the rear of the property and public car parking. Neighbouring occupiers include WH Smith/Post Office, Ramsdens, Tui, Boots, Marks and Spencer and River Island .

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

The property comprises a ground floor retail unit with storage and staff areas at first floor. The property forms part of a larger retail parade. The retail unit is fitted out in the Card Factory corporate style and benefits from a fully glazed frontage.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail Ancillary	115.07 sq m 20.64 sq m	1,238 sq ft 222sq ft	SPORTSWIFT LIMITED (Trading as The Card Factory)(1)	FRI lease to 22nd March 2028(2)	£20,000	
TOTAL		135.71 sq m	1,461 sq ft				

(1) Sportswift Limited

(2) There is a tenant break option on 23/03/2026. Please see the legal pack for further information.

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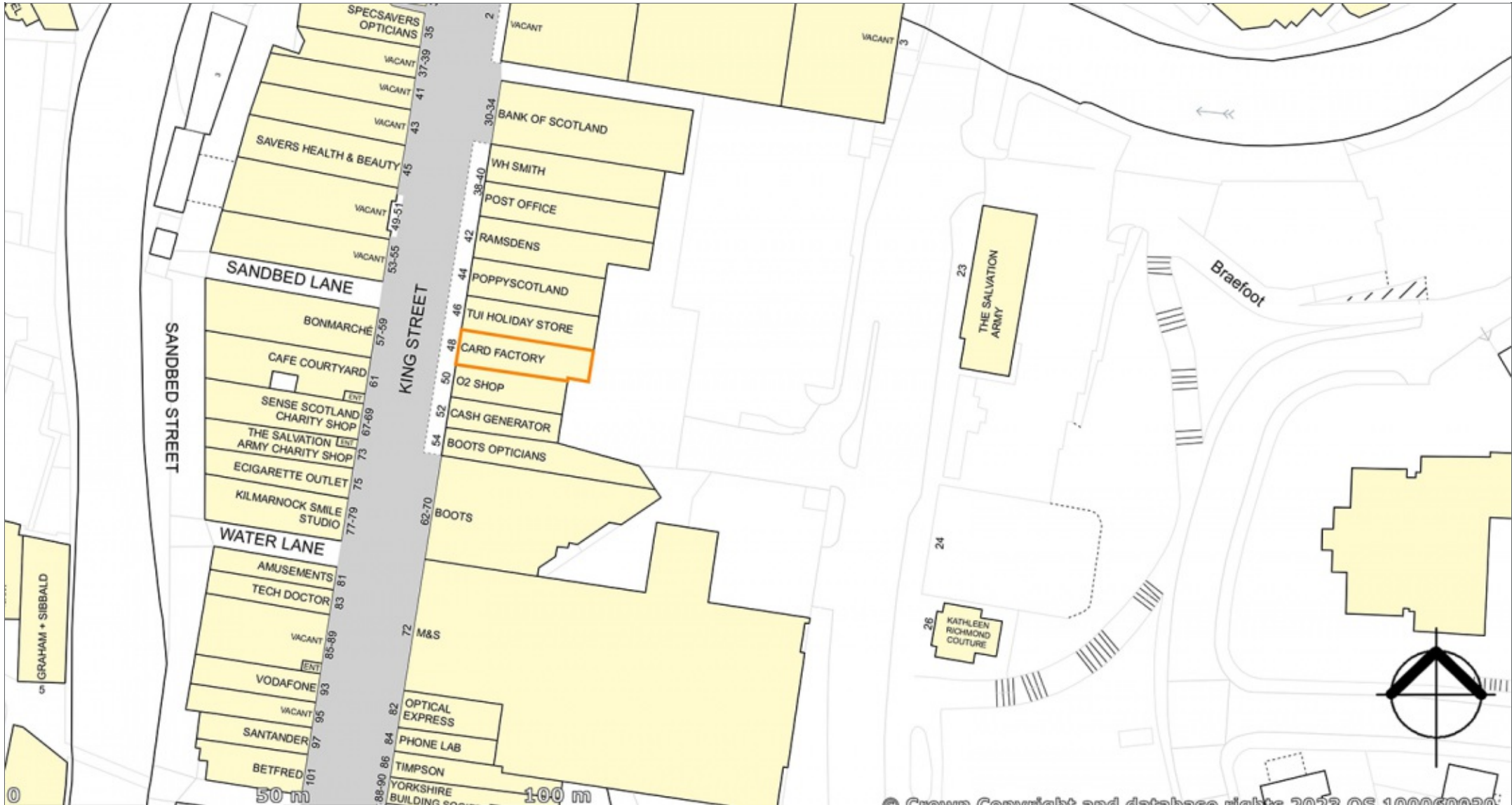
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September 2020