

# FOR SALE / TO LET

- OFFICE / RETAIL UNIT -  
129 MAIN STREET  
KILWINNING (KA13 6AP)

crichtonproperty  
consultancy

Chartered Surveyors & Commercial Property Consultants

## LOCATION

The subjects occupy a prime location within Kilwinning town centre which is located immediately to the north of Irvine and benefits from good road links to Glasgow and Ayr to the south. The town also has a mainline railway station on the Ayr to Glasgow rail link. Traders represented in the town include Co-op, Semi-chem, Martin McColl, Tesco Express etc.

## DESCRIPTION

The premises comprise a self contained two storey building incorporating open plan retail accommodation at ground floor level with staff and storage accommodation at first floor. The premises would lend themselves to a variety of commercial uses.

Substantial car parking facilities are available to the rear of the premises and throughout the town.

## ACCOMMODATION

The property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor Net Area	308.89 m <sup>2</sup>	3,325 ft <sup>2</sup>
First Floor	79.99 m <sup>2</sup>	861 ft <sup>2</sup>

## LEASE DETAILS

Our clients are seeking to lease the subjects on a full repairing and insuring basis for a negotiable period incorporating rent reviews at regular intervals.

## PRICE / RENT

Upon Application

## SERVICES

Mains water electricity and gas supplies.  
Gas Fired heating system.  
Ladies / gents / disabled toilet facilities.  
Perimeter trunking and air conditioning.

## ENTRY

By arrangement.



## RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£28,500
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CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

## VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

## VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

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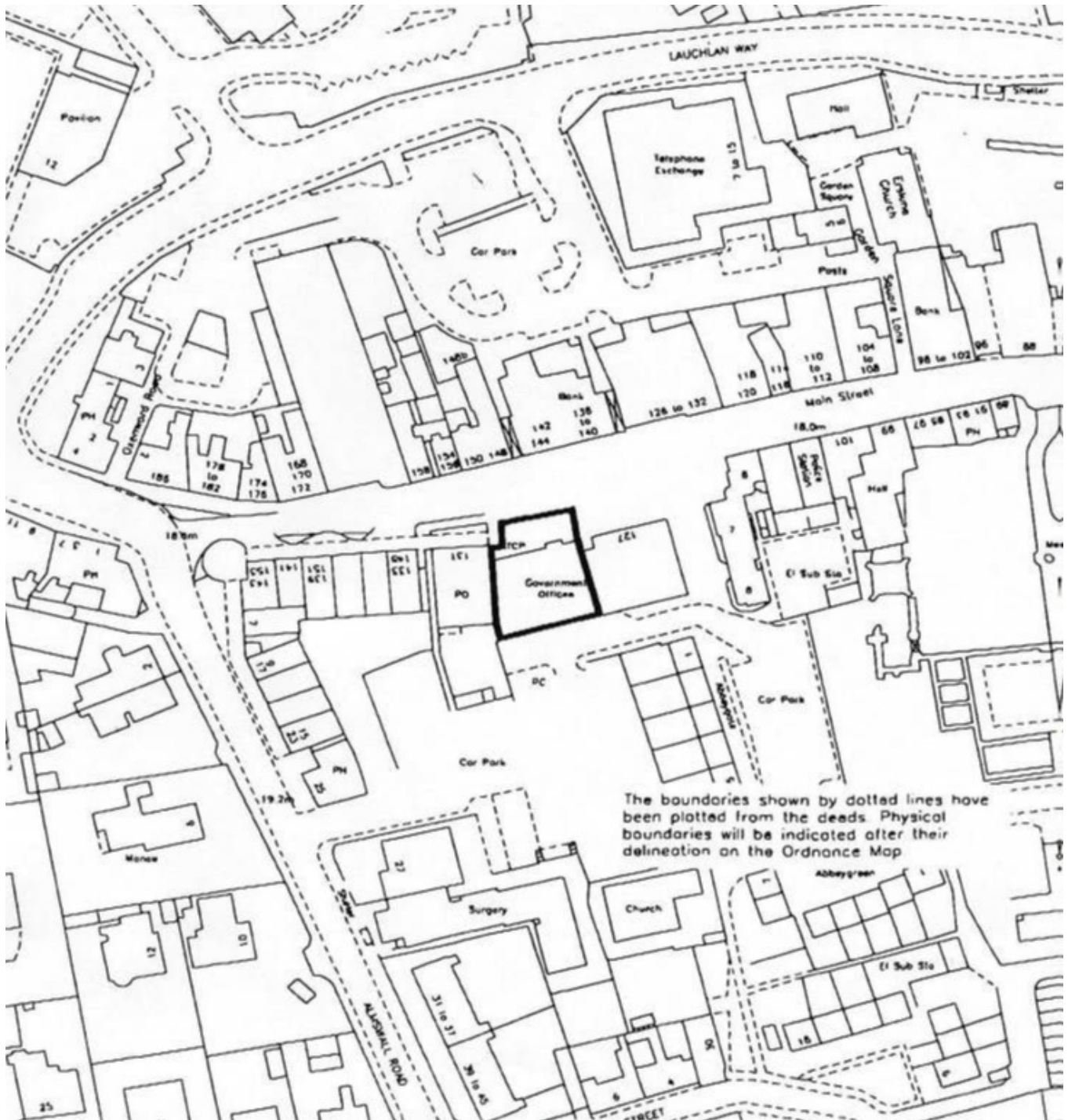
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