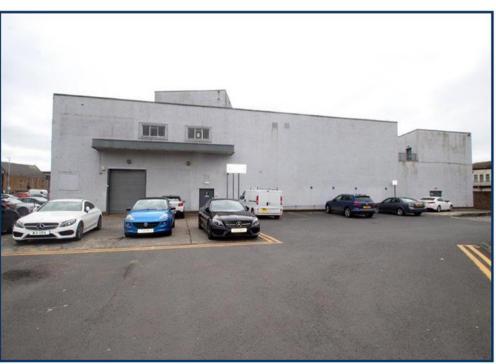


2 FOWLDS STREET, KILMARNOCK, KA1 3DG



PRIME RETAIL / LEISURE OPPORTUNITY





- Prime Position
- Immaculate Retail / Leisure Opportunity
- High Spec Fit Out
- Potential For Sub-Division
- Ground & First Floor
- Twin Cargo / Passenger Elevators
- Price On Application

LOCATION

The subjects are situated on a prominent position on the north side of Fowlds Street within Kilmarnock's town centre.

Kilmarnock is the largest shopping and commercial centre in East Ayrshire, with a population of approximately 46,000. Located 32 miles to the South East of Glasgow, with excellent transport links along the M77 straight into Glasgow. Ayrshire has a total population of approximately 360,000. Ayrshire and Arran welcome approximately 4.18 million tourists a year with a direct economic impact of over £355 million to the area.

Nearby occupiers include Marks and Spencers, Boots, River Island and Iceland.

SUBJECTS

The subjects comprise a substantial 2 storey stand alone commercial development of steel frame construction.

Benefitting from a prime position within the town centres aerterial route, the subjects provide a unique opportunity for advertising maximisation

The main sales area being located on the ground floor which is open plan with lighting provided by multiple LED strips recessed within the suspended ceiling. The rear area is utilised for loading, cleaners cupboard along with twin elevators to the first floor.

The first floor was previously used for stock room and back of house staff facilities providing a mixture of open plan and cellular accommodation. Comms room, staff facilities along with training and office suites are situated at first floor.

The property benefits from a pay and display car park immediately adjacent to the premises. Service area is accessed from the rear on Princes Street.

AREA

We are advised the approximate floor areas are as follows;

Ground Floor Sales Area: 19,065 sq ft Ground Floor Ancillary: 1,044 sq ft First Floor Stock Room: 4,736 sq ft First Floor Offices: 4,520sq ft

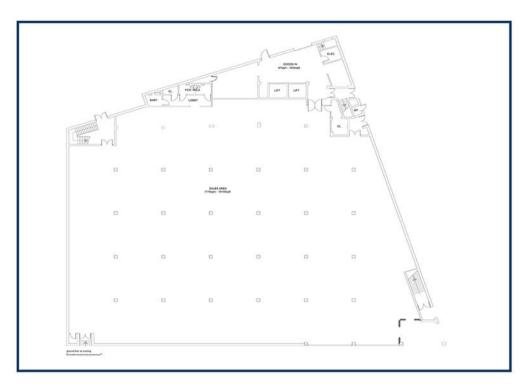
Total: 36,759 sq ft

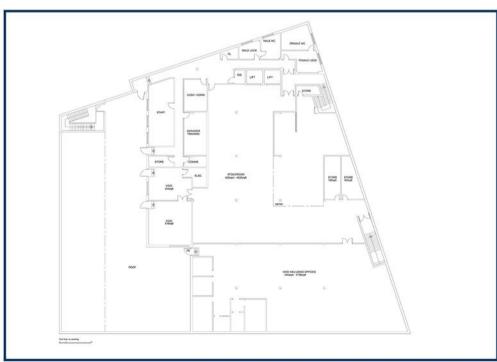












PLANNING

The subjects may suit alternate uses such as gymnasium / distribution / call centre / nursery / day care

Current use class information available via the marketing agent.

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV

£175,000

A rates appeal may be submitted by the tenant / purchaser upon conclusion of missives

PROPOSAL

Our client is offering the subjects on a new full repairing and insuring lease for a negotiable term. Offers for sub-divided areas of the space will be considered.

Offers for the freehold interest are invited

EPC

EPC certificate is available on request.

V.A.T

V.A.T information available to any interested party.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Viewing is strictly by appointment

Jas Aujla Will Rennie TSA Property Consultants 50 Darnley Street, Pollokshields, Glasgow G41 2SE



T: 0141 2374324 E: info@tsapc.co.uk

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