

**2 FOWLDS STREET, KILMARNOCK, KA1 3DG**



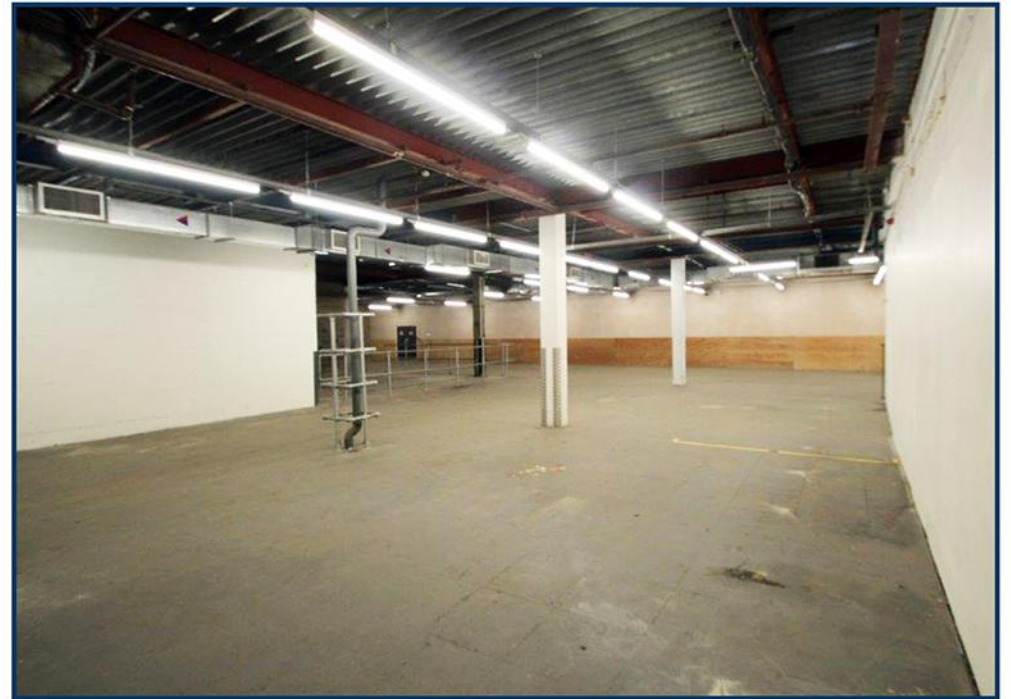
**PRIME RETAIL / LEISURE OPPORTUNITY**

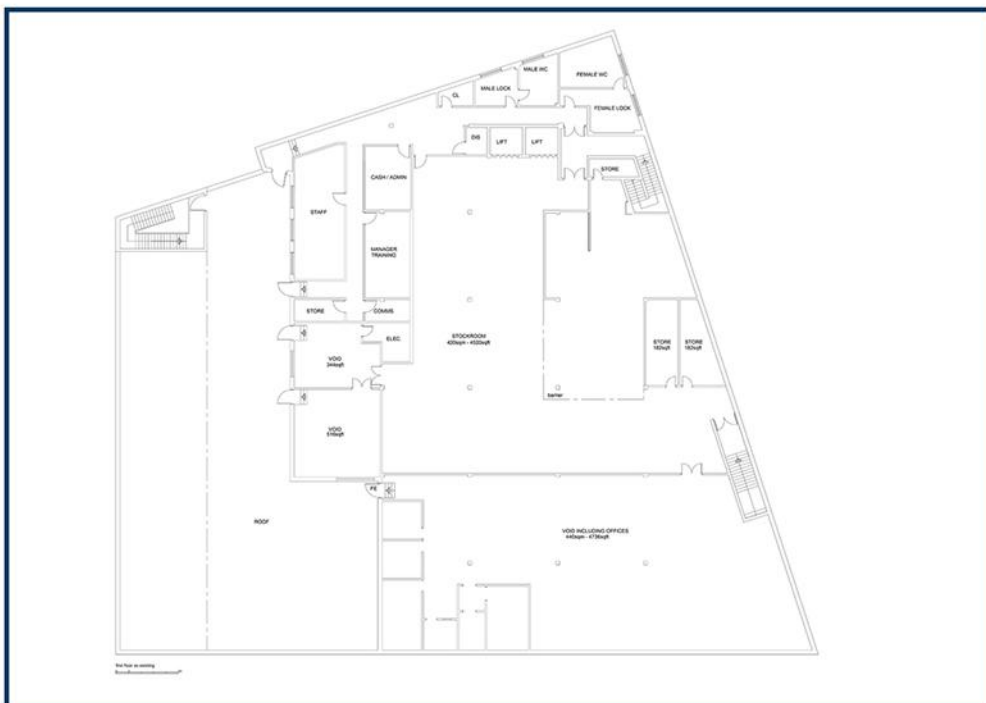
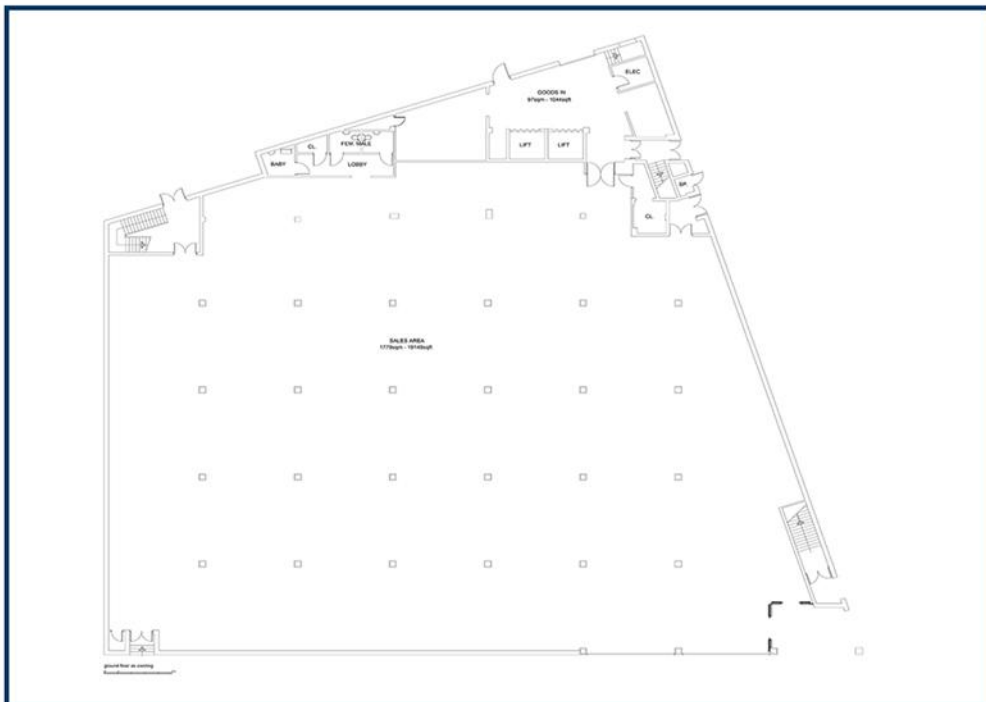




- Ground Floor Sales Area: 19,065 sq ft  
Ground Floor Ancillary: 1,044 sq ft  
First Floor Stock Room: 4,736 sq ft  
First Floor Offices: 4,520sq ft  
**Total: 36,759 sq ft**







## 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



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