



12-14 Titchfield Street, Kilmarnock, KA1 1PH

Town Centre Location

- Ground Floor
- 1,852sq ft
- Retail / Office Consent
- Offers Over £15,000p.a.
- Sale: o/o £130,000

LOCATION

The subjects are located on Titchfield Street a short distance south of its junction with Fowlds Street/King Street in a prominent secondary trading location in the heart of Kilmarnock town centre.

Surrounding shops are occupied primarily by local traders with few vacant units in the locality. Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.

PROPERTY

The property comprises a ground floor former betting office with a larger 2 story commercial parade.

The property under consideration offers a prominent glazed frontage with partially recessed entrance secured by an aluminium roller shutter.

Internally the property is formed as a former betting office with partitioned staff office and w.c facilities to the rear.

AREA

121.27sqm (1,305sq ft)

NAV/RV

£16,100



12-14 Titchfield Street, Kilmaronock, KA1 1PH

Town Centre Location

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a

SALE

Our client is inviting offers over £130,000

V.A.T.

Prices quoted exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal course incurred in the transaction

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.