



Prime Retail Unit

Rent: £29,500pa

NIA: Ground 1,747 sq ft / Lower Ground 811 sqft

Location

Cumnock is one of the principal towns within the East Ayrshire Council area and has a resident population of around 9,400. The town is located on the junction of the A70 and A76, approximately 15 miles east and south east of Ayr and Kilmarnock respectively.

The subjects comprise a prominent corner retail unit set in the heart of Cumnock town centre in an area of established retail use with surrounding shops occupied by a combination of local traders and national multiples.

Accommodation

The subjects comprise a former bookmakers occupying an end terrace position within a single storey parade. The premises benefit from an extensive return frontage onto Tower Street.

The premises extend to the following approximate areas:

Ground Floor: 1,747 sq ft / 162.33 sqm

Lower Ground Floor: 811 sq ft / 75.39 sqm

Rent

Offers over £29,500pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £13,200

UBR (2023/24): £0.498

Rates Payable: £6,573 pa

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Planning

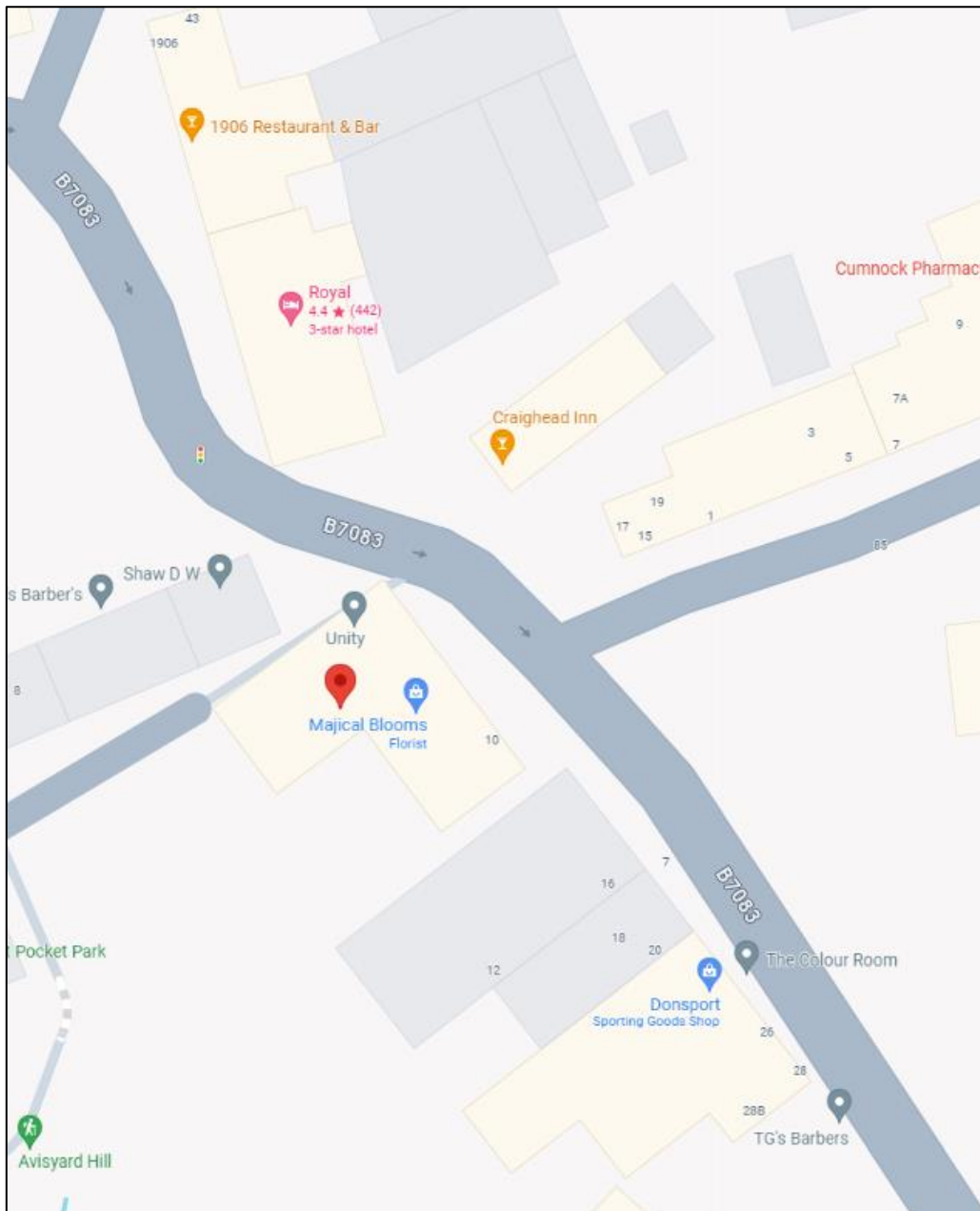
We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail/office use. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with the joint agents **BRITTON PROPERTY / WBF**

Andrew Britton
T. 07990 505 421
E. andrew@brittonproperty.co.uk

Gavin Anderson
T. 07801 852 600
E. gavin@wbf.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



BRITTON
PROPERTY

To Let

2 Glaisnock Street
Cumnock KA18 1DA



