



Taylor
Property Consultants

TO LET

Attractive Shop Premises



**13 MAIN STREET
KILMAURS
KA3 2RQ**

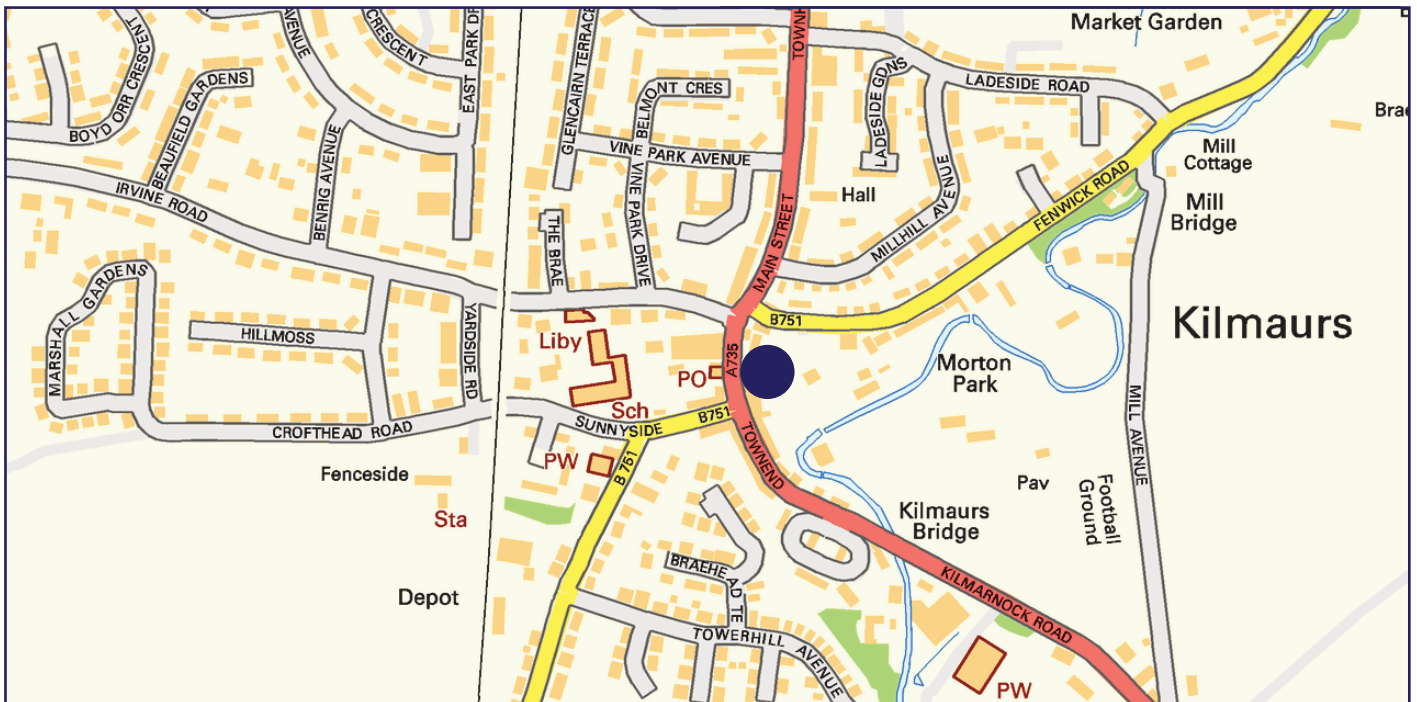


M: 07535 277 139



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Location

The subjects are located on the east side of Main Street in the village of Kilmaurs, Ayrshire. Kilmaurs lies approximately 2.5 miles north of Kilmarnock and 21 miles south west of Glasgow.

The shop is located on a prominent traffic route through the village linking Kilmarnock with Stewarton and onwards to Glasgow and Paisley. The village has a train station on the Kilmarnock to Glasgow line which has helped it develop as a commuter village. Immediately to the front of the shop is a free off-street car park.

Description

The subjects comprise a mid terraced ground floor shop within a two storey stone and brick building, with private flats above. A modern timber framed double display frontage has an electric roller shutter cover. Internally the shop is laid out to provide a front sales area, staff/tea prep area, and toilet.

Areas and Dimensions

The shop provides the following accommodation:

Sales Area:	41.70 sq m (448 sq ft)
Backshop:	3.92 sq m (42 sq ft)
Toilet:	1.58 sq m (17 sq ft)
Gross Frontage: 6.00 metres (19 ft 10 ins)	



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Lease

The property is available to let on a new Full Repairing and Insuring lease of flexible duration. The lease will contain provision for regular rent reviews.

Rent

Offers in the region of **£7,500 per annum** are invited. It should be noted that VAT will not be added to the rent.

Rates

The current entry in the Valuation Roll for the shop is **£3,850**. The premises will qualify for 100% exemption from rates payments under the terms of the Small Business Bonus Scheme, subject to application and the applicant's circumstances.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction, with the incoming tenant being responsible for any Land and Buildings Transaction Tax and registration dues.

VAT

All prices, rents, premiums, etc., quoted are exclusive of VAT.



Viewing and Further Information

All arrangements to view the premises must be made by prior arrangement with the sole letting agent:

William Taylor

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July 26