



97a Glaisnock Street, Cumnock, KA18 1JP

Situated On Busy Thoroughfare

- Single Storey Unit
- Held on F.R.I Lease
- Expiry November 2035
- Passing £6,000p.a.
- Review In 2030
- Price: o/o £52,500

#### LOCATION

The property is situated on the east side of Glaisnock Street close to its junction with on a busy thoroughfare in the town of Cumnock. Cumnock is a town in East Ayrshire, Scotland. It is 38 miles south of Glasgow and 16 miles south east of Kilmarnock.

The town was originally famous for iron and coal mining in the 1800s, but is now better known as an area for affordable housing with four large neighbourhood housing developments within easy reach of the town via good local bus links.

Neighbouring occupiers include the Dumfries Arms Hotel, Cumnock Council Offices, GRM Tyres.

#### PROPERTY

The property comprise a single storey, mid terraced commercial unit within a larger commercial parade. The property benefits from ample display windows to the front and rear loading access. Internally the property is presented in an open plan layout with storage, staff facilities and w.c. to the rear.

#### AREA

The property extends to the following internal area

29.15sqm (314sq ft)



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## LEASE SUMMARY

The property is held on a full repairing and insuring head lease expiring October 2035 at a passing rent of £6,000p.a. with reviews and tenant option in 2030.

The tenant has been operating the property for 7 years prior to signing a new lease. The landlord holds a deposit of £750

## SALE

The property is available on a freehold basis for o/o £52,500

## V.A.T.

The property has not been elected for V.A.T.

## LEGAL

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

## TSA Property Consultants

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## Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

## 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 al enquiries at the earliest opportunity.