



## 101 Main Street, West Kilbride, KA23 9AP

- Extensive modern shopfitting
- Prominent main road location
- Potential for 100% rates relief
- 48.55 sq m (523 sq ft)

The subjects comprise a ground floor retail unit contained within a prominent traditional two storey building of brick and sandstone construction with a timber pitched and slated roof with single storey flat and pitched roof rear extensions.

The frontage comprises a modern glazed double frontage with a central pedestrian doorway of timber construction with level access from Main Street.

Internally, the accommodation has solid concrete carpeted floors and walls and ceiling of plasterboard lined and painted nature with recessed and surface mounted lighting.

The accommodation provides an open plan retail unit with private office and staff / storage, kitchen and WC off.



## LOCATION

West Kilbride is a small town situated within the North Ayrshire Council area, with a resident population of approximately 4,860 persons (Census 2022).

West Kilbride is known as a 'Craft Town' and retail units are generally local and seasonal businesses with a small element of national retailers present within the Main Street. There are a number of craft shops and studios within the town.

The subject property is prominently located on the north side of Main Street close to the Cross, between the junction of Hunterston Road to the east and Halfway Street to the west. There is limited on-street car parking, however there is a community car park located to the east within a short walking distance.

The surrounding area comprises a mix of residential and commercial uses, with commercial uses comprising a dentist, butcher, convenience store, pharmacy and gift/craft shops.

## RENT

£10,510 per annum.

## SIZE

| Floor  | Sq Ft | Sq M  |
|--------|-------|-------|
| Ground | 523   | 48.55 |

## TENURE

An assignation or sub-lease of the existing lease term is offered on Full Repairing and Insuring terms.

## RATES

The current rateable value is £5,100. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Retail.

## VAT

The rental is quoted exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

## EPC

Certificate available on request.

## To arrange a viewing contact:



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