



EAST AYRSHIRE

PROPERTY

FOR SALE | TO LET | LAND



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Property

TO LET

RETAIL UNIT

43-45 Townhead Street, Cumnock, KA18 1JZ

The property is located on Townhead Street within Cumnock town centre.

LOCATION

The town of Cumnock lies approximately 40 miles from Glasgow, 15 miles east of Kilmarnock and 15 miles from Ayr. With a population of around 9000, it also supports a number of local communities, providing shopping, healthcare, education and leisure facilities to around 35,000 people.

The property is located on Townhead Street within Cumnock town centre. Surrounding properties include Lloyds Pharmacy, William Hill, The Coffee Pot, Greggs Bakery and Farmfoods.

DESCRIPTION

The subjects comprise an end-of-terraced retail unit which sits on the ground floor of a 2-storey block. Internally the unit comprises a main sales area to the front accessed from the pavement and a rear storage area with a WC.

NET INTERNAL AREA

The subjects extends to approximately 135 sq m (1453 sq ft) or thereby.

RATEABLE VALUE

The unit has a current Rateable Value of £15,900. Prospective tenants should make their own enquiries to establish whether they may be eligible for the Small Business Bonus Scheme.

SERVICES

The property is served by mains water and electricity with drainage to the public sewer.

USE

The unit is suitable for retail uses but proposed uses may require planning consent and discussions with the Council's Planners are strongly encouraged.

For further information contact the Council's Planning Service on 01563 576 790 or e-mail:

submittoplanning@east-ayrshire.gov.uk

LEASE TERMS

The subjects are available on a full repairing and insuring lease for a minimum term of 5 years.

RENT

Rental offers in the region of £12,000 per annum are invited.

VAT

Unless otherwise stated, all rents quoted should be assumed to be exclusive of VAT. Any prospective lessee must satisfy themselves as to the occurrence of VAT in respect of any transaction.

LEGAL COSTS

The ingoing tenant will pay the Council's reasonably incurred legal expenses. East Ayrshire Council's Estates fees (1% of the purchase price subject to a minimum of £440) and East Ayrshire Council's Legal fees (1% of the purchase price subject to a minimum of £525).

ENTRY

By negotiation.

CONTACT

For further information or to view the property please contact: -

E-mail: Estatesmanagement2@east-ayrshire.gov.uk

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