



TO LET RETAIL WAREHOUSE UNIT OPEN CLASS 1 CONSENT UNIT 5, GLENCAIRN RETAIL PARK, KILMARNOCK KA1 4AY

LOCATION

Kilmarnock is situated 22 miles south of Glasgow off the A77 trunk route.

Glencairn Retail Park is situated on the outskirts of the town centre adjoining a **Tesco Superstore**. Occupiers include **Dunelm, Aldi, TK Maxx, Halfords and Poundland**.

ACCOMMODATION

A retail warehouse on ground floor situated in a retail terrace.

We are advised the unit extends as follows: -

Gross Internal Area 7552 sq ft

RATING

We are advised that the subjects have a current rateable value of: -

£115,000

RENT/LEASE

Offers in the region of £150,000 per annum are invited for a new lease.

EPC

Available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction with the ingoing tenant being responsible for SDLT registration dues and VAT incurred thereon.



ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

By appointment through the joint agents: -

Contact: Drew Waddell

Phone: 0141 221 5254

Email: drew@dwrproperty.com

Contact: David Comb

Phone: 0207 518 0454

Email: david@harveyspackfield.co.uk

UNIT 5, GLENCAIRN RETAIL PARK, KILMARNOCK



DWR for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of DWR has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

