

24 PORTLAND ROAD, KILMARNOCK, KA1 2BS



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LOCATION

The subjects are located on Portland Road a popular office location on the edge of Kilmarnock town centre in an area characterised by Victorian townhouses and terraces.

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.

THE PROPERTY

The subjects comprise a mid terrace two storey townhouse with projection to the rear formed in stone and brick with pitched roof clad in slate.

The premises comprise three office suites which provide the following accommodation:

Ground Floor Suite 1:

- > 2 Offices
- > Tea Prep Area
- > W.C.

Ground Floor Suite 2:

- > Office
- > Tea Prep Area
- > W.C.

First Floor

- > Three Offices
- > W.C. Facilities

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

Ground Floor Suite 1 RV £5,100

Ground Floor Suite 2 RV £3,200

First Floor RV £5,400

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC's are available upon request.

LEASE TERMS

The property is currently part occupied, details are below:

Ground Floor Suite 1 – currently available at offers over £4,500 per annum.

Ground Floor Suite 2 – currently available at offers over £3,000 per annum.

First Floor – currently let at a rent of £4,800 per annum – further information is available upon request.

ACCOMMODATION	SqM	SqFt
Suite 1	36.60	394
Suite 2	20.45	220
First Floor	50.68	546
TOTAL	107.73	1,160

The above areas have been calculated on a net internal basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987 Kevin N Bell <u>kevin.bell@shepherd.co.uk</u> Arlene Wallace <u>a.wallace@shepherd.co.uk</u> David Houston <u>d.houston@shepherd.co.uk</u>



PRICE

Offers over £115,000 are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.









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Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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JANUARY 2024

