

TO LET FOR SALE

VACANT PUBLIC HOUSE

PROMINENT TOWN CENTRE
LOCATION

ESTABLISHED COMMERCIAL
LOCATION

356.97 SQ. M. (3,842 SQ. FT.)

ASKING RENT – O/O £28,000 PA

SALE – O/O £225,000



VIDEO TOUR



WHAT 3 WORDS

BRASS & GRANITE, 53 GRANGE STREET, KILMARNOCK, KA1 2DD

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Location

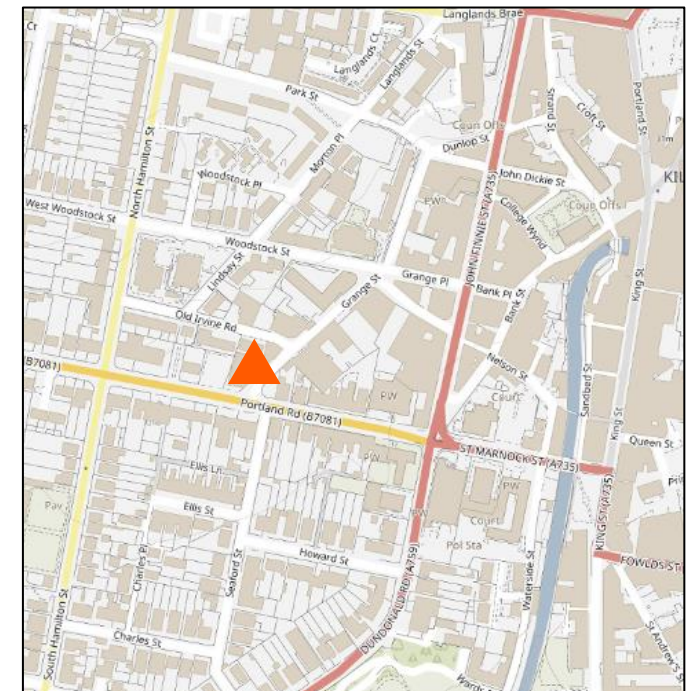
BRASS & GRANITE, 53 GRANGE STREET,
KILMARNOCK



Location

The subjects are located on the west side of Grange Street between its junctions with Old Irvine Road and Portland Road in an area of established commercial use lying immediately west of Kilmarnock town centre.

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

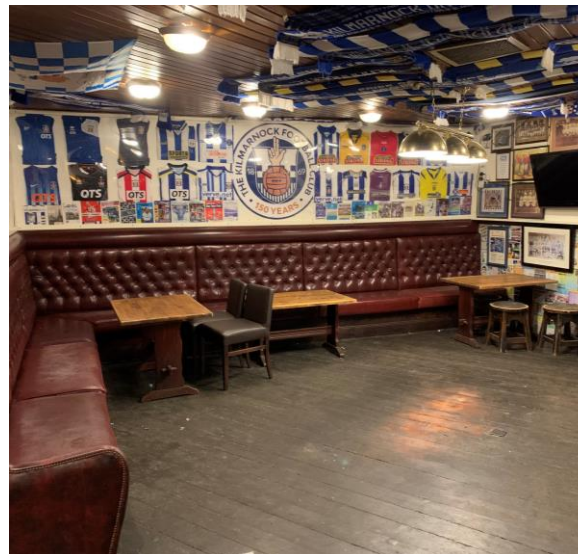


FIND ON GOOGLE MAPS



Description

BRASS & GRANITE, 53 GRANGE STREET,
KILMARNOCK



Description

The subjects comprise a ground floor single storey mid terrace public house formed in brick walls and surmounted by a combination of flat roofs clad in felt and mono pitched roofs clad in concrete tile.

Internal accommodation comprises the following:

- > Bar Area
- > Cellarage
- > Kitchen
- > Two Store Rooms
- > Wc Facilities

Accommodation

	m ²	ft ²
Total	356.97	3,842

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Offers over **£28,000 per annum** are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Price

Offers over **£225,000** are invited.

Rateable Value

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

RV £26,000

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction, in the case of a lease the tenant being responsible for tax and registration dues in the normal fashion.

Get in Touch

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



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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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