

## ONLINE AUCTION

- > AUCTION DATE: 4<sup>TH</sup> DECEMBER 2024 AT 2:30PM
- > PRIME PEDESTRIANISED TOWN CENTRE LOCATION
- > SUITED TO SINGLE OR MULTIPLE OCCUPANCY
- > 399.30 SQ. M. (4,298 SQ. FT.)
- > GUIDE PRICE £150,000

FOR SALE

9-13 KING STREET, KILMARNOCK, KA1 1PU

**CONTACT:** [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)  
Kevin N Bell BSc MRICS | [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 01292 267987 | [www.shepherd.co.uk](http://www.shepherd.co.uk)

**LOCATION**

The premises are located on King Street, the town’s prime retailing area which is fully pedestrianised and with nearby occupiers including national multiples such as Marks & Spencer, JD Sport and W H Smith.

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 substantial three storey attic and basement terraced retail unit including multiple display windows to the King Street frontage.

Internal accommodation comprises the following:

**Ground Floor:**

- > Retail Space
- > Office

**First Floor:**

- > Two Secondary Retail Areas

**Second Floor**

- > Four Offices
- > Staff W.C.’s

**Attic:**

- > Three Storage Rooms

**Basement:**

- > Nine Storage Rooms

**RATING/COUNCIL TAX**

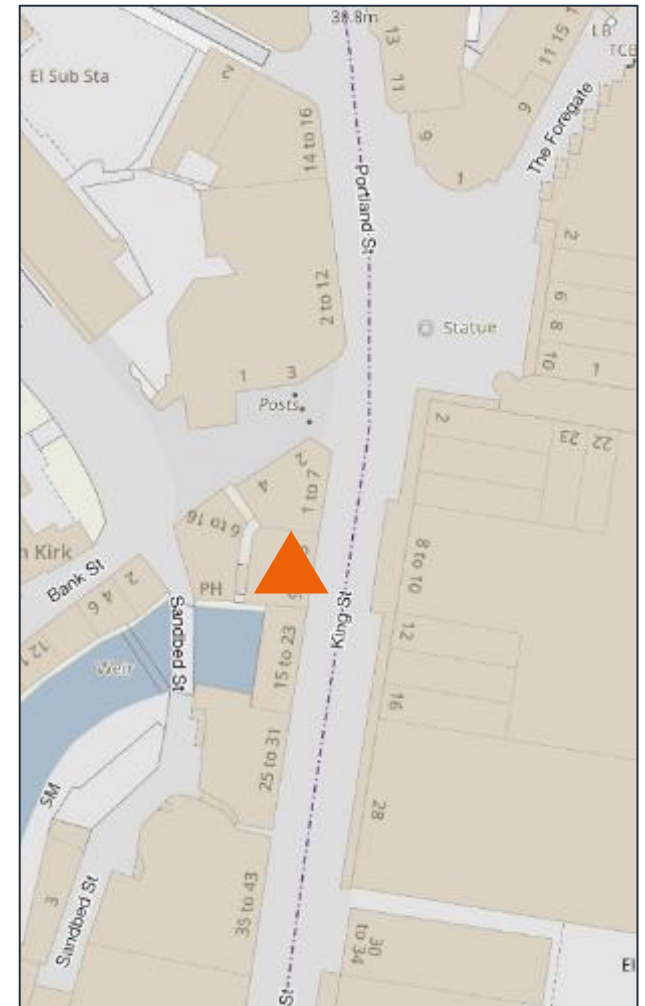
The property is currently entered in the Valuation Roll as follows:

RV £21,400

**ACCOMMODATION**

	SqM	SqFt
Ground	106.17	1,143
Basement	112.31	967
First Floor	84.26	907
Second Floor	65.51	705
Attic	53.51	576
<b>Total</b>	<b>399.30</b>	<b>4,298</b>

The above areas are calculated on a net internal basis.



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**AUCTION DATE**

The auction will be held on 4<sup>th</sup> December 2024 and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

The heritable interest is for sale at a guide price of **£150,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

**BUYER FEES**

The buyer's fee is 1.5% plus VAT subject to a minimum of £1,500 plus VAT.

**LEGAL PACK**

The legal pack is available to view online

**VAT**

See legal pack.

**ENERGY PERFORMANCE CERTIFICATE**

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

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

**CONTACT DETAILS****Local Office Contact**

Kevin N Bell BSc MRICS

22 Miller Road

Ayr, KA7 2AY

Tel: 01292 267987

[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)

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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY  
Kevin N Bell BSc MRICS | [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 01292 267987

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **OCTOBER 2024**