

## TOWN CENTRE INVESTMENT OPPORTUNITY

- > TWO SHOPS AND ONE FLAT
- > PEDESTRIANISED TOWN CENTRE LOCATION
- > INCOME OF £12,120 PER ANNUM
- > PRICE REDUCED – OFFERS OVER £100,000



# FOR SALE

**77-81 MAIN STREET, KILWINNING, KA13 6AN**

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01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The property is located on Kilwinning Main Street in the pedestrianised section of the town centre with surrounding units occupied by a range of local and national operators including Tesco and William Hill.

Kilwinning lies in the North Ayrshire Council area a short distance north of Irvine with a resident population of around 16,000. Kilwinning enjoys reasonable transport links via the A78 trunk route and is a stop on the Ayr-Glasgow railway line.

## DESCRIPTION

The subjects comprise a two storey mid terrace property formed in stone walls with pitched roof clad in slate.

The property comprises two small kiosk type retail units at ground floor level each of which comprises sales area and staff w.c.

The upper floor comprises a self-contained flat which includes lounge, two bedrooms, kitchen and bathroom.

## LEASES

The 3 units are let at the following rents:

### No 77

Let at £3,600 p.a.

### No 79

Let at £5,400 p.a.

### No 81

Let at £3,120 p.a.

TOTAL RENTAL INCOME - £12,120 p.a. Copy leases are available upon request.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## PRICE

Offers over **£100,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## 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.

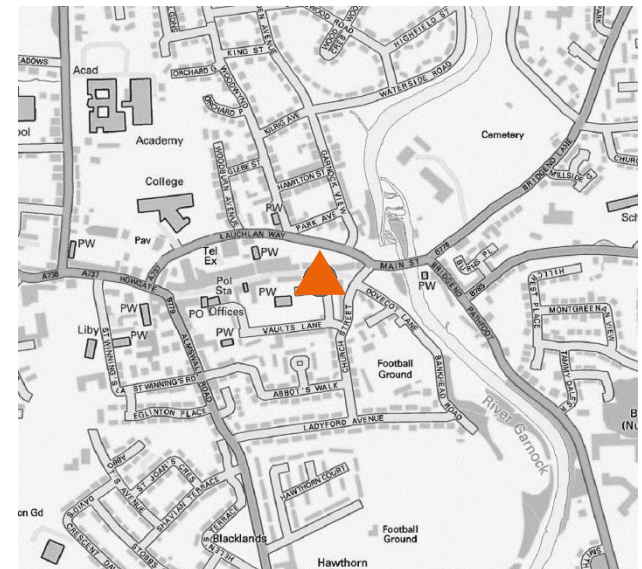
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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.

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ACCOMMODATION	SqM	SqFt
Retail – No 77	26.5	286
Retail – No 81	28	302
Flat	59	635

The retail units have been measured on a net internal basis and the flat gross internal.



**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 BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

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