



TRADITIONAL OFFICE PREMISES

- > POPULAR AND ESTABLISHED COMMERCIAL LOCATION
- > REFURBISHED TO A HIGH STANDARD THROUGHOUT
- > LARGE PRIVATE CAR PARK TO REAR
- > 171.5 SQ. M. (1,846 SQ. FT.)
- > OFFERS OVER £265,000

FOR SALE

38 PORTLAND ROAD, KILMARNOCK, KA1 2DL

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in Kilmarnock the principal settlement in the East Ayrshire Council area which has a resident population of around 45,000.

Specifically the property is located on the south side of Portland Road at its junctions with Seaford Street and South Hamilton Street in a popular and established office area located a short distance west of the town centre.

There is metered on and off street car parking in the locality. The property benefits from a large private car park to the rear and a smaller car park to the front.

THE PROPERTY

The subjects comprise an extended semi-detached two storey and semi basement townhouse all set within a large regular shaped plot with 15 car parking spaces to front and rear.

The building is formed in stone and slate with the extension in brick having a flat roof clad in mineral felt or similar.

Internally the property has been comprehensively upgraded to a contemporary modern standard throughout and offers the following accommodation:

Ground Floor

- > Entrance Hallway
- > Four Office Rooms

First Floor

- > Three Office Rooms
- > W.C.

Lower Ground Floor

- > Office
- > Staff Kitchen
- > Two W.C. Compartments
- > External Storage

RATING ASSESSMENT

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

Ground and Basement RV £10,900

First RV £6,000

25% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of D 51. A copy of the EPC is available upon request.

PRICE

Offers in excess of **£265,000** are invited.

COSTS

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

38 PORTLAND ROAD, KILMARNOCK

ACCOMMODATION	SqM	SqFt
Ground	69.82	752
First	45.73	492
Lower Ground	55.95	602
TOTAL	171.5	1,846

The above area has been calculated on a net internal area basis.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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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. **JULY 2021**

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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