



VANDERWALD

FOR SALE

47 Titchfield Street
Kilmarnock, KA1 1QS



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Key Features:

- Tenure – Heritable interest (Freehold)
- Premises totals 43.7 sqm / 471 sq ft
- Vacant
- £60,000
- No Vat

Description:

We are happy to bring to market this commercial unit offered as a heritable interest (Scottish equivalent of a freehold). The unit is vacant, and we believe the ERV to be approximately £6,500 p.a. The unit is on the ground floor of a three-story traditional building. there are offices on the upper floors.

The shop has a good frontage on Titchfield Street with large display windows. The door is recessed, and the internal layout is L-shaped, which lends itself to many uses.

This shop is also available to be purchased together with No 47, 59 & 65 Titchfield Street at a discounted price of £220,000. This represents a 10% GIY plus a vacant shop.

Location:

Kilmarnock lies southwest of Glasgow. It serves as the administrative centre for East Ayrshire and is the region's main commercial and industrial centre.

The property itself is in the Kilmarnock town centre with high traffic at most times. Kilmarnock Station is a 15 minute walk away.

Occupiers close by include Home Bargains, McDonalds and the British Heart Foundation shop amongst a variety of local operators and eateries.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



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