



# VANDERWALD

## FOR SALE

65 Titchfield Street  
Kilmarnock, KA1 1QS



### Key Features:

- Tenure – Heritable interest (Freehold)
- Premises totals 88.6 sqm / 954 sq ft
- Current rental income of £7,500
- £60,000



Vanderwald Estates Ltd  
[vanderwald.co.uk](http://vanderwald.co.uk)  
[info@vanderwald.co.uk](mailto:info@vanderwald.co.uk)  
020 8157 7450

- 12.5% GIY
- 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 tenanted on a IRI lease until 30/09/25 at a rent of £7,500 per annum and a rent review on 28/09/24. 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 an open space with welfare facilities at the rear.

**This shop is also available to be purchased together with No 47, 57 & 59 Titchfield Street at a discounted price of £220,000. This represents a 12.2% GIY on ERV.**

### 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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