



eric young & co

Retail

■ experience ■ judgement ■ service ■

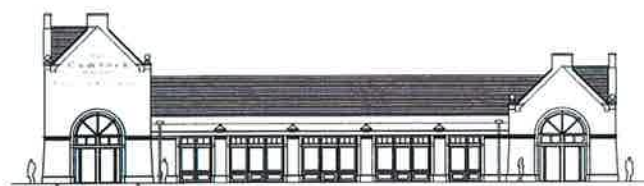
TO LET

Retail Units available from November 2018

Cumnock Market

Cumnock KA18 1LE

Capable of subdivision



LOCATION

Cumnock is a small town in East Ayrshire approximately 15 miles east of Ayr and 40 miles south of Glasgow.

The property is located in the heart of Cumnock town centre at the convergence of Glaisnock Street and Townhead Street, the two main routes through the town.

The main surrounding occupiers include **Bank of Scotland, Lloyds Pharmacy, William Hill, The Coffee Pot, Greggs Bakery** and **Farmfoods**.

ACCOMMODATION

The subjects comprise 5 adjoining retail units arranged over ground floor adjacent to a new 10,000 sq ft Farmfoods supermarket. The subjects are capable of subdivision in a number of configurations. (Please see attached plan). We calculate the unit extends to the following approximate net internal areas:

Unit 1	1,809 sq ft	(168.1 sq m)
Unit 2	672 sq ft	(62.4 sq m)
Unit 3	1,017 sq ft	(94.5 sq m)
Unit 4	706 sq ft	(65.6 sq m)
Unit 5	773 sq ft	(71.8 sq m)

PLANNING

We believe the units will be suitable for a variety of uses. All interest parties should make their own enquiries with East Ayrshire Council.

LEASE

The subjects are available on the basis of a new full repairing and insuring leases for a minimum term of 5 years.

RENT

Rents on application.

RATING

The units will require to be assessed for rating purposes further to the completion of the development.

ENERGY PERFORMANCE CERTIFICATE

EPC Ratings will be assessed upon completion of the development.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

Tom Forster
0131 558 5130
tforster@eyco.co.uk

Guy Paterson
0131 558 5131
gpaterson@eyco.co.uk

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

E: info@eyco.co.uk
F: 0131 558 5101

0131 226 2641
www.eyco.co.uk

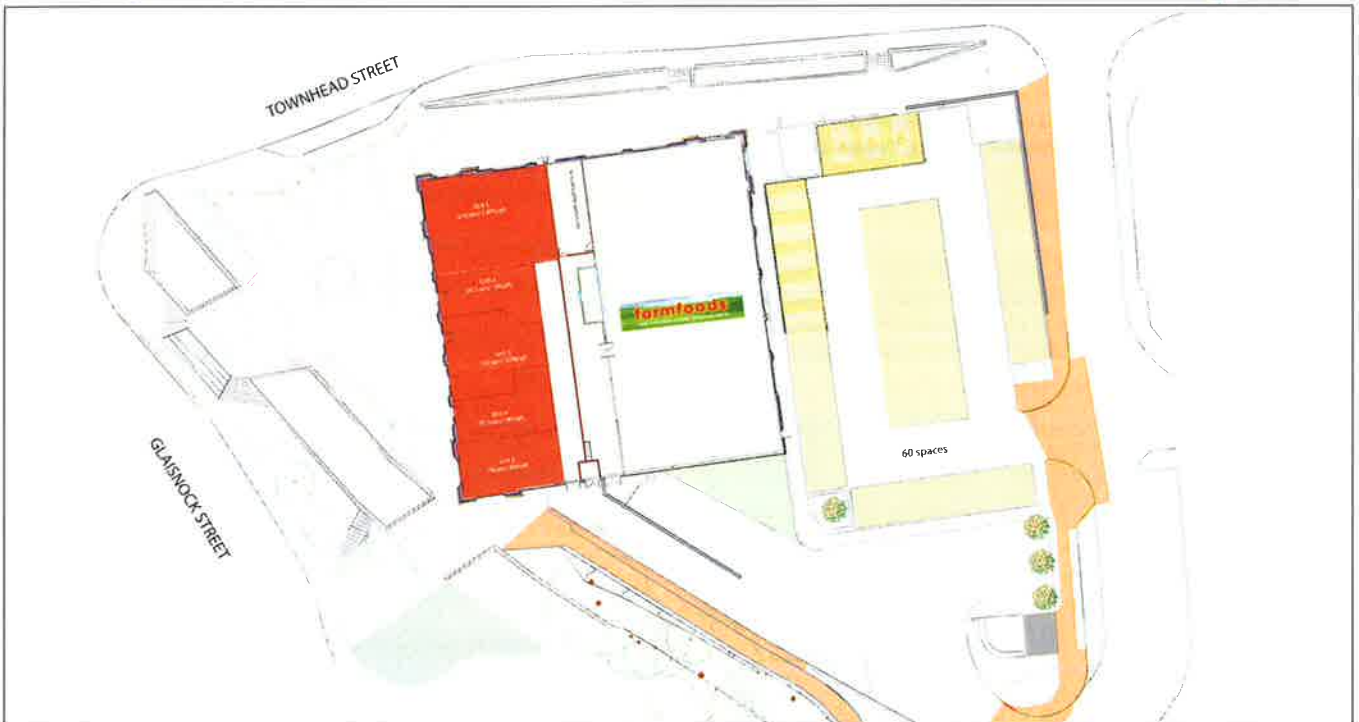
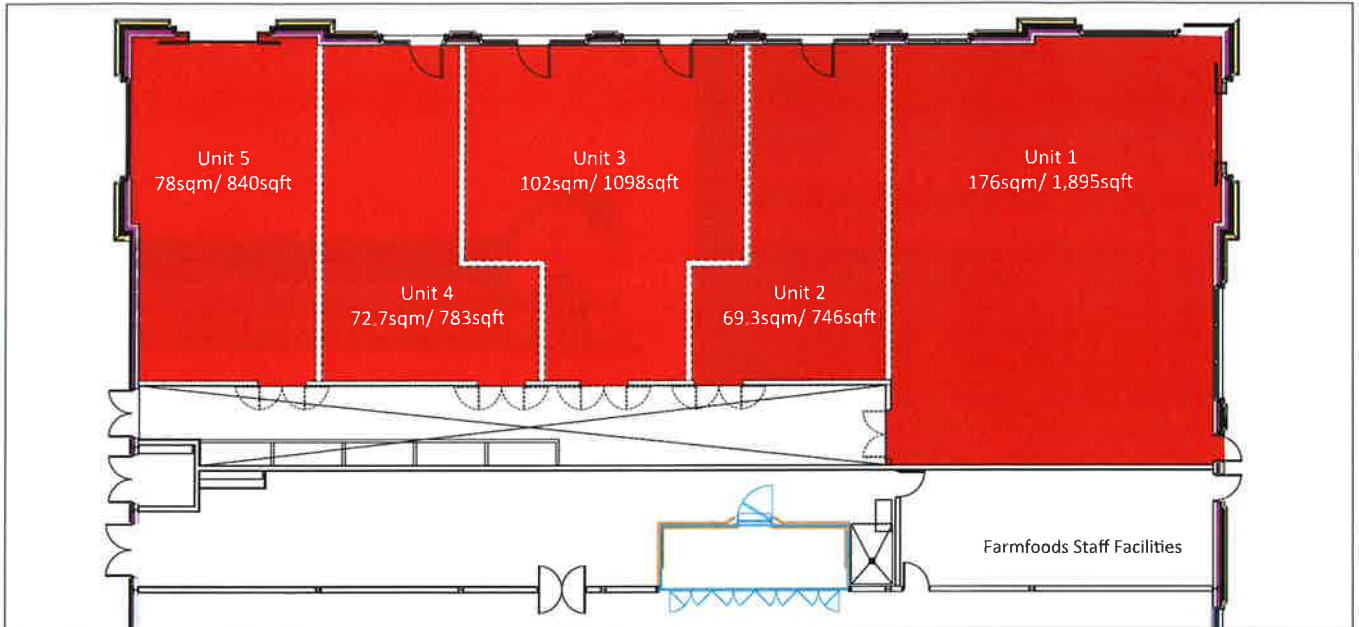
Agency ■ Rent Reviews ■ Asset Management ■ Rating ■ Investment ■ Development



eric young & co

See our website for all available properties:

www.eyco.co.uk



Goau Digital Plans are for general use only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39854X. No part of this plan may be entered into an electronic retrieval system without our consent of the publisher.

GP/JH/CMK7

Date of preparation - 29 June 2018

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Agency ■ Rent Reviews ■ Asset Management ■ Rating ■ Investment ■ Development