



Glen & Co
Chartered Surveyors

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TO LET - 6 Main Street, Kilbirnie, KA25 7BY

Retail Unit with Class 2 (Office) Use - Net Internal Area: 203.50 sq m (2,190 sq ft) - Rent: £11,250 per annum

To Let**Large Retail Unit with Class 2 (Office) Use
6 Main Street, Kilbirnie, KA25 7BY****Location**

Kilbirnie is a village of c.7,000 people that sits equidistant between Paisley and Irvine in North Ayrshire.

This stretch of Main Street is the main route through the village and the premises sit almost at its heart, right on the roundabout that directs traffic to the nearby towns and villages of Largs, Dalry and Beith.

A large Tesco supermarket lies to the north while the village has a range of independent traders.

For an interactive Google Streetview of the location, [CLICK HERE](#).

Description

The available premises comprise a former bookmakers office laid out over an extensive ground floor sales area with additional staff and ambulant disabled customer welfare facilities. To the rear is a substantial store area.

We understand the property also extends through the first floor but as it has been voided off we have been unable to inspect this part of the building.

Accommodation

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice we estimate the premises to extend to the following floor area:

Ground Floor
Net Internal Area - 203.50 sq m (2,190 sq ft)

Rating

From enquiries made at saa.gov.uk, the premises are entered on the current Valuation Roll as follows:

BETTING OFFICE - NAV/RV - £9,200

With the Rateable Value set at this level, qualifying occupiers can reduce their Rates Payable Bill to £0.

Energy Performance Certificate - G**Planning**

We understand the Premises benefit from a Class 2 (Office) Planning Consent. Deemed Consent is therefore also available to put the Premises to Class 1 (Retail) Use.

For more direction on permitted uses we would recommend interested parties make enquiries direct to North Ayrshire Council Planning Department.

VAT

We understand the property has not been elected for VAT and VAT will therefore NOT be charged on the rent.

Terms

Our clients hold the premises under a full repairing and insuring lease that expires at 27th February 2027. The current passing rent is £11,250 per annum.

Our clients invite rental bids from occupiers on the basis of a coterminous sub lease.

Legal Expenses

Each party will meet their own legal expenses incurred in connection with the transaction, with the incoming occupier meeting any landlord's costs and any Land and Buildings Transaction Tax and Registration Dues that may be payable.

Entry

Entry, subject to securing landlords consent to any subletting, is available immediately on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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