



Superb 12% Yield Investment Portfolio

Ref 2550

14-16 Glencairn Square & 3 East Shaw Street, Kilmarnock, KA1 4AH

This is an excellent opportunity to acquire this fully let investment portfolio producing a 12% yield with long term tenants.

4 separately let units within one large freehold property.

Music venue bar on 10 year lease, wedding function venue on 10 year lease, second function suite on year to year lease but tenant has let the property for 13 years and a 4 bedroom flat on 6 month short assured tenancy. All let to separate long term tenants.

Total rental income £57,000 per annum

Offers in the region of £480,000 invited for this investment opportunity

VIEWINGS

Strictly by appointment through The Business Sales Agency.

No approach may be made directly to the properties nor should enquiries be made of any staff at the premises.

**The Caledonian Suite
70 West Regent Street
Glasgow, G2 2QZ**

0333 6000 888

**Hudson House
8 Albany Street
Edinburgh, EH1 3QB**