



9-11 Bank Street, Kilmarnock, KA1 1HA

- Ground and first floor retail unit
- Prominent town centre location
- Potential for 100% rates relief
- 55.96 sq m (602 sq ft)

The subjects comprise a ground floor retail unit contained within a mid-terraced two-storey building of traditional stone construction beneath a pitched and slated roof.

Internally the premises comprise ground floor retail and storage accommodation with toilet and storage accommodation to the first floor. Access is provided to the front elevation via a recessed timber pedestrian doorway.



LOCATION

Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the council. The town has a resident population of approximately 46,159 persons (Census 2011) although draws on a wider rural catchment population from surrounding towns and villages.

The subjects are located on the west side of Bank Street bound by College Wynd to the north east and Bank Place to the south.

Bank Street is recognised as the secondary retailing location within Kilmarnock. There is no designated car parking to the front of the premises however there is car parking within the surrounding area. The surrounding occupiers include The Royal Bank of Scotland, The Coffee Press, Bar Luca, Allure, McSherry Halliday, Pretty Little Parlour and a number of local traders.

SIZE

602 Sq Ft (55.93 Sq M)

Floor	Sq Ft	Sq M
Ground	342	31.77
First	260	24.15
Total	602	55.93

TENURE

Freehold - £8,000 per annum is sought for the leasehold interest.

Price on application for the freehold interest.

RATES

The current rateable value is £7,100 - The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

The purchase price quoted is exclusive of VAT. VAT is not currently payable upon the purchase price and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

EPC

>EPC rating 'F'. Certificate available upon request.

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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