

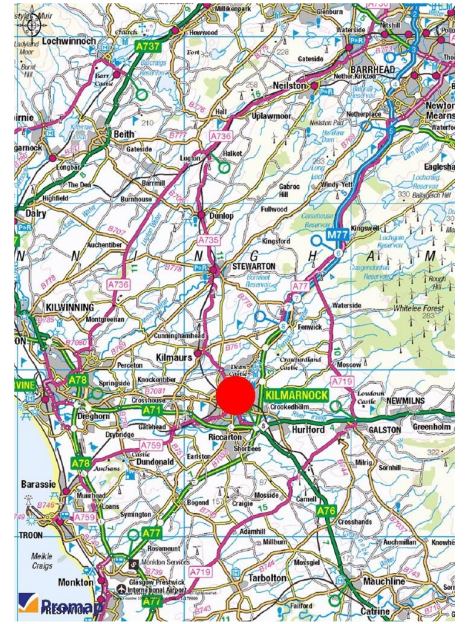


68 John Finnie Street, Kilmarnock, KA1 1BS

- Retail/Office premises
- Prominent town centre location
- Class 1A planning consent
- Potential for 100% rates relief
- 66.54 sq m (716 sq ft)

The subjects comprise a ground floor and basement level retail unit contained within a three-storey building of sandstone/brick construction beneath a pitched and slated roof. Access is gained via a single pedestrian doorway directly from John Finnie Street. There is no dedicated car parking, however on-street car parking is available on John Finnie Street and within the surrounding area.

Internally, the subjects comprise an open plan retail unit/office suite on the ground floor with storage, kitchen and WC facilities at basement level.



LOCATION

Kilmarnock is situated within 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).

Kilmarnock is located approximately 7 miles east of Irvine, 13 miles north east of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/ M77 trunk roads. The A77/ M77 provides direct access to Glasgow and the Scottish motorway network. The A71 provides an alternative route directly to the M74 and to Edinburgh which is situated approximately 70 miles to the east.

The subject property is prominently situated to the east side of John Finnie Street between the junctions of College Wynd to the north and Bank Place to the south.

SIZE

Floor	Sq Ft	Sq M
Ground	392	36.45
Basement	324	30.09
Total	716	66.54

RENT

£8,000 per annum.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £7,100. The Uniform Business Rate (UBR) for the year 2023/24 is 49.8p exclusive of water and sewerage rates.

USE CLASS

Retail/Office.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

EPC rating 'E'. Certificate available on 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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