



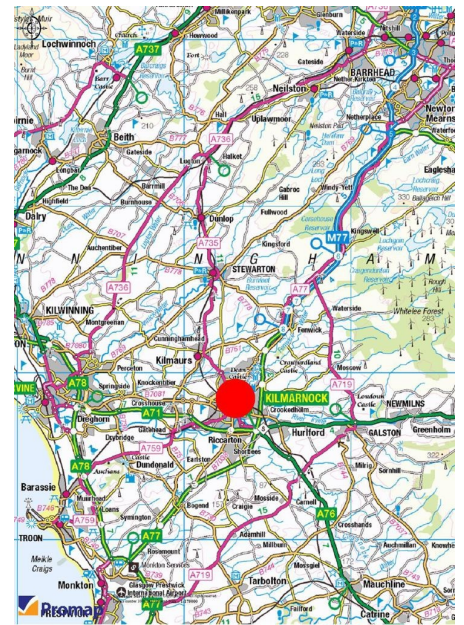
## 78 John Finnie Street, Kilmarnock, KA1 1BS

- Prominent main road frontage
- On-street parking adjacent
- Potential for 100% rates relief
- 100.91 sq m (1,086 sq ft)

The subjects comprise ground floor and basement level retail/office premises contained within a three-storey building of traditional sandstone/brick construction, beneath a pitched and slated roof. Access to the ground floor 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.

Windows and the door to the front elevation are of aluminium double-glazed type while flooring on the ground floor is of timber construction, overlaid with laminate. The internal walls are of plasterboard with a painted finish, while heating is provided by a modern combi gas boiler.

The accommodation on the ground floor comprises an open plan retail unit with kitchen and WC facilities to the rear, while storage accommodation is offered 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).

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.

Surrounding occupiers are strong in nature and include Unique, The Duke, Royal Bank of Scotland, Lomond and a number of other local retailers.

## SIZE

Floor	Sq Ft	Sq M
Ground	501	46.54
Basement	585	54.35
<b>Total</b>	<b>1,086</b>	<b>100.91</b>

## RENT

£10,000 per annum.

## TENURE

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

## RATES

The current rateable value is £9,400. 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/ Office

## VAT

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

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

## EPC

EPC rating 'C'. Certificate available upon request.

## To arrange a viewing contact:



**Daniel Bryson**  
daniel.bryson@g-s.co.uk  
07469 485 513



**Fraser Lang**  
Fraser.Lang@g-s.co.uk  
07803 896 978

## IMPORTANT NOTICE

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