



## 19-23 Titchfield Street, Kilmarnock, KA1 1QW

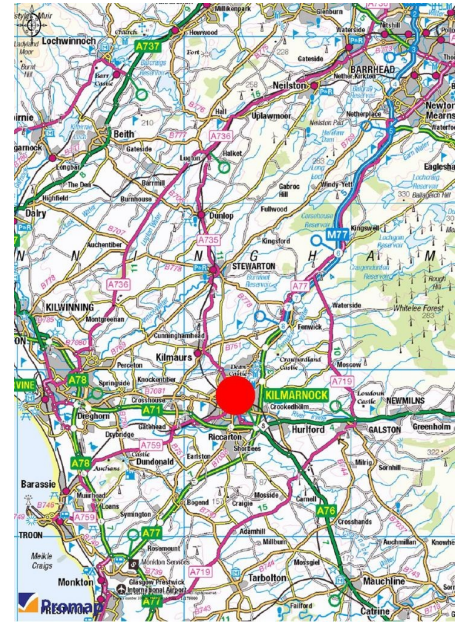
- Prominent town centre retail unit
- Modern internal fit out
- Open plan layout
- 331.61 sq m (3,570 sq ft)

The subjects comprise a substantial ground floor retail unit contained within a mid-terraced three-storey building of brickwork construction with a red sandstone façade and pitched roof clad in tiles, together with a single-storey interconnecting flat roofed extension to the rear.

Access is via a double pedestrian doorway fronting Titchfield Street directly, set within a modern shopfront clad in PVC style cladding. The property benefits from electric security shutters and a full security alarm system.

The accommodation extends to an open plan retail unit, staff room, store and WC.

The subjects benefit from a modern internal fit out including modern laminate flooring throughout and a full air conditioning system.



## 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 2021).

The subject property is prominently situated to the west of Titchfield Street at the junction with King Street within Kilmarnock town centre.

The location forms part of the principle retail area within the town centre and is situated within walking distance of Kilmarnock railway and bus stations.

The surrounding area is principally of retail use with surrounding occupiers including a mix of local and national traders.

## SIZE

Floor	Sq Ft	Sq M
Ground	3,570	331.61

## RENT

£22,000 per annum.

## TENURE

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

## RATES

The current rateable value is £22,900. The current Uniform Business Rate for the financial year 2024/2025 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Retail.

## VAT

The rental is quoted exclusive of VAT. VAT is 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

Certificate available on request.

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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KIL-2024-04-0025