



**TO LET**

**49 KING STREET • KILMARNOCK • KA1 1PT**

**PRIME RETAIL UNIT**

**Culverwell**

0141 248 6611  
46 GORDON STREET  
GLASGOW, G1 3PU

[CULVERWELL.CO.UK](http://CULVERWELL.CO.UK)

**DM HALL**  
CHARTERED SURVEYORS

01292 268055  
15 MILLER ROAD  
AYR, KA7 2AX

[DMHALL.CO.UK](http://DMHALL.CO.UK)

## PRIME RETAIL UNIT

- Prime position in Kilmarnock Town Centre
- Former 'Clintons' retail unit
- Large, open plan unit with ancillary storage over four floors
- Net Internal Area 616.31 sq.m (6,633 sq.ft)
- Rent £35,000 p.a.x



## LOCATION

King Street is the primary retailing thoroughfare within Kilmarnock Town Centre, with the property occupying a prime pitch on the pedestrianised street opposite the Burns Mall and set amongst an array of national retailers including Savers, Bank of Scotland, Specsavers and H Samuel, amongst others.

## DESCRIPTION

45 King Street is an end terraced retail premises contained over four floors of a category C listed building.

The retail area is broadly rectangular in shape and open plan with ramped access with ample storage, staff and ancillary accommodation over the basement, first and second floors. There is rear loading on to Sandbed Street.

## FLOOR AREA

The property extends to the following net internal floor areas:

Ground Floor:	203.36 sq.m	(2,189 sq.ft)
Basement:	106.65 sq.m	(1,148 sq.ft)
First Floor:	138.05 sq.m	(1,485 sq.ft)
Second Floor:	168.25 sq.m	(1,811 sq.ft)
<b>Total NIA:</b>	<b>616.31 sq.m</b>	<b>(6,633 sq.ft)</b>

## RATING

The Rateable Value is £38,250.

## RENT

Rental offers of £35,000 per annum are invited on the basis of an FRI lease of negotiable term. Prices are quoted exclusive of VAT (if applicable).

## EPC

Available upon request. EPC rating D.

## LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration dues incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the joint letting agents:-

Anthony Zdanowicz / Jonathan McManus

**DM Hall LLP**

Tel: 01292 268055

e-mail: [anthonyz@dmhall.co.uk](mailto:anthonyz@dmhall.co.uk)

[jonathan.mcmanus@dmhall.co.uk](mailto:jonathan.mcmanus@dmhall.co.uk)

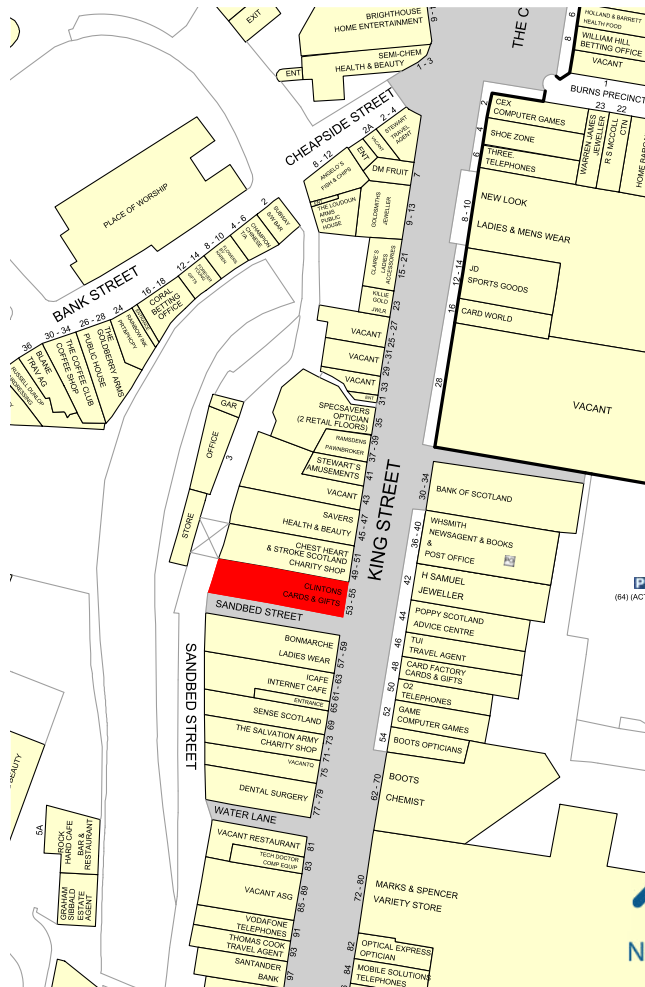
OR

Andrew Britton

**Culverwell**

Tel: 0141 248 6611

e-mail: [Andrew@culverwell.co.uk](mailto:Andrew@culverwell.co.uk)



**IMPORTANT NOTE** DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

DATE OF PUBLICATION: JUNE 2020. REFERENCE: XXX.