

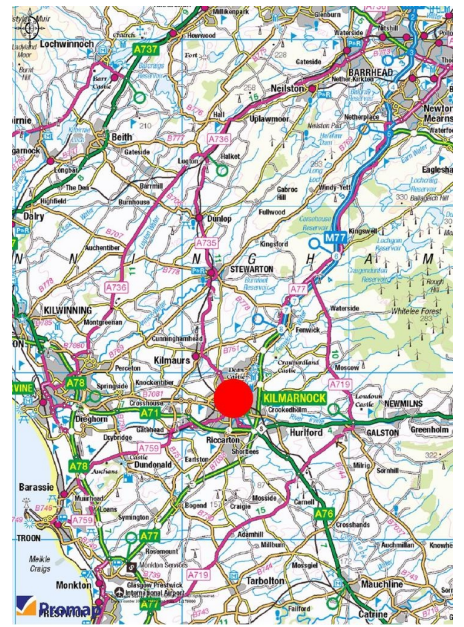


## Belford Mill, 16 Brewery Road, Kilmarnock, KA1 3GZ

- Development opportunity for alternative use, subject to planning
- Four-storey character building
- Category B listed heritage
- 1,785.92 sq m (19,224 sq ft)

The subjects comprise a detached four-storey former lace mill of solid brick construction surmounted with a flat roof with concealed parapet style gutters. Windows are of timber single glazed type. On street car parking is available nearby.

The traditional building boasts great character and has potential for a number of uses, subject to obtaining the necessary planning permission. Dedicated car parking may be available through separate negotiation.



## 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 at the junction of Brewery Road and Lawson Street. Surrounding occupiers are a mixture of commercial and residential in nature. Commercial occupiers include Riverbank Business Centre, Riverbank Electrical Wholesale and Aird Walker & Ralston Ltd.

## SIZE

Floor	Sq Ft	Sq M
Ground	4,806	446.48
First	4,806	446.48
Second	4,806	446.48
Third	4,806	446.48
<b>Total</b>	<b>19,224</b>	<b>1,785.92</b>

## PRICE

Offers are invited for the freehold interest.

## TENURE

Freehold.

## RATES

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

## VAT

The purchase price 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

Certificate available on application.

## 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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