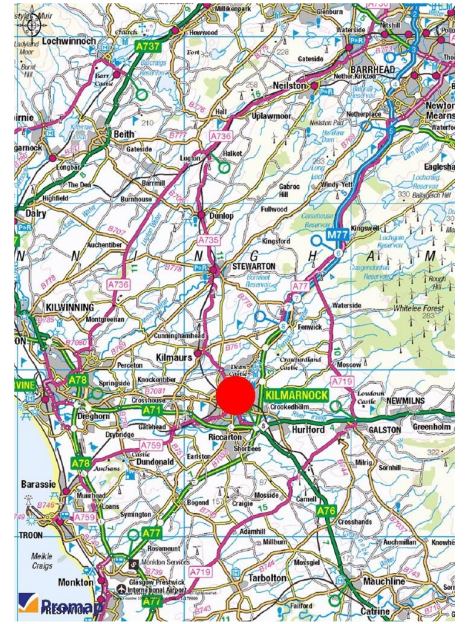




30 Foregate, Kilmarnock, KA1 1LU

- Self-contained office suite
- Prominent town centre location
- 234.17 sq m (2,521 sq ft)

The subjects comprise an independent second floor office suite (the west suite) contained within a three storey building of concrete and brick construction. Access to the subjects is provided via a common single staircase and stairwell from the Foregate. A secondary means of fire escape is provided to the west elevation of the property.



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) and draws on a wider rural catchment and population of surrounding towns and villages.

Kilmarnock is situated approximately 7 miles east of Irvine and 13 miles north west of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/M77 trunk roads respectively. The A77/M77 provide direct access to Glasgow and the Scottish motorway network.

The property is prominently situated within Kilmarnock town centre at the top of The Foregate forming part of the Central Business District and Retail Centre.

SIZE

Floor	Sq Ft	Sq M
Second Floor	2,521	234.2

RENT

£13,500 Per Annum

TENURE

Leasehold. The subjects are available to let on Full Repairing and Insuring terms.

RATES

The current rateable value is £14,600. 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

Office

VAT

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

LEGAL COSTS

Each party will be responsible for meeting their own reasonable legal costs incurred in the granting of the new lease.

EPC

EPC rating 'E'. Certificate available on request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

01563 528 000



Sorcha Johnstone

Sorcha.Johnstone@g-s.co.uk

01563 528 000

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
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

KIL-2013/02/0034