



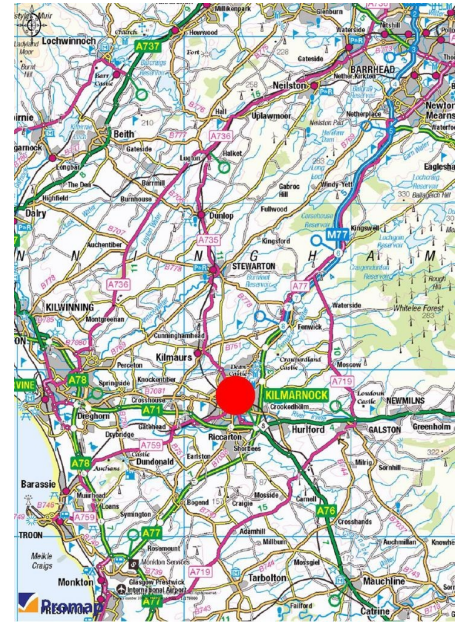
## 50 Titchfield Street, Kilmarnock, KA1 1PH

- Modern refurbished office accommodation
- Flexible layout: open plan and cellular
- Potential for 100% rates relief
- 126.11 sq m (1,357 sq ft)

The subjects comprise a refurbished office suite located on the first floor of a part two storey mid-terraced building. Access is provided directly from a shared ground floor main door entrance.

Internally, the subjects provide modern open plan offices, private offices, boardroom, kitchen/tea preparation, toilet facilities and storage accommodation.

Heating and cooling is provided via air conditioning.



## 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 subjects are located on the east side of Titchfield Street between the junctions of Fowlds Street to the north and Douglas Street to the south, which is a main thoroughfare to the south of Kilmarnock Town Centre. The area is generally of mixed leisure, licence trade and retail, with residential flatted accommodation and office accommodation typically above ground floor level.

Surrounding occupiers include The British Heart Foundation, The Galleon Leisure Centre and a number of local traders.

## SIZE

Floor	Sq Ft	Sq M
First Floor	1,357	126.11

## PRICE

Offers over £95,000 are invited for the freehold interest.

## TENURE

Freehold.

## RATES

The current rateable value is £9,700. 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 purchase price quoted 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

EPC rating 'E'. Certificate available on application.

## To arrange a viewing contact:



**Fraser Lang**  
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## IMPORTANT NOTICE

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