

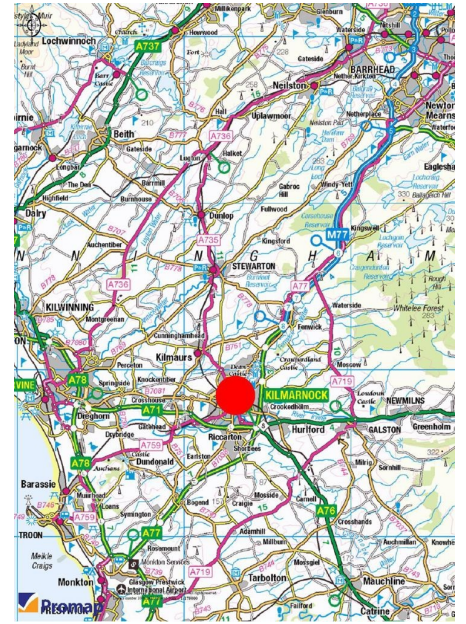


Ground Floor, 22 Nelson Street, Kilmarnock, KA1 1BD

- Ground floor retail unit
- Prominent town centre location
- Situated adjacent to a large public car park
- Potential for 100% rates relief
- 25.46 sq m (274 sq ft)

The subjects comprise a ground floor retail unit contained within a two-storey and attic building of brickwork construction under a pitched and slated roof. Access to the property is gained directly from Nelson Street via a common stairwell.

Internally, the subjects comprise an open plan retail unit with WC facilities to the rear.



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 subject property is prominently situated within the town centre of Kilmarnock and lies to the north-east of Nelson Street between the junctions of Bank Street to the north-west and St Marnock Place to the south-east.

SIZE

Floor	Sq Ft	Sq M
Ground	274	25.46

RENT

£4,800 per annum.

TENURE

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

RATES

The current rateable value is £5,200. 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

Retail

VAT

The rental price quoted is exclusive of VAT. VAT is currently payable upon the rental price and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC rating 'G'. Certificate available on application.

To arrange a viewing contact:



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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
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