



# TO LET

## TOWN CENTRE RETAIL UNIT

17 BANK STREET, KILMARNOCK, KA1 1HA

Central location within Kilmarnock Town Centre

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Retail unit with potential for alternative uses

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Net internal area 118.73 sq.m (1,278 sq.ft)

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50% rates relief available, subject to status

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Rent £12,500 per annum

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## LOCATION

Bank Street lies within the heart of Kilmarnock Town Centre, connecting on to the prime retailing stretch of King Street and running parallel with John Finnie Street, one of the main vehicular thoroughfares running through the town. Kilmarnock railway and bus stations are a short walk away. Occupiers nearby are generally from the retail, licensed and leisure sectors.

Kilmarnock is the principle town within the East Ayrshire region and has a population of around 46,000 persons. The town lies just off the A/M77 trunk road providing ready road access and fast drive times north to Glasgow (22 miles) and south to Ayr (16 miles).

## DESCRIPTION

17 Bank Street is mid terraced retail unit contained over the ground floor of a two storey property and having a prominent display window on to Bank Street.

The shop is of kiosk style towards the front of the property and opens towards the rear forming a good sized, open plan retail space where there are changing rooms, stores and a toilet. An indicative layout plan is provided.

The property may be suitable for other uses, subject to planning.

## FLOOR AREA

We measure the shop to extend to a net internal floor area of 118.73 sq.m (1,278 sq.ft), or thereby.

## RATING

The rateable value is £13,800 and qualifies for 505 rates relief via the Small Business Bonus Scheme, subject to occupier status.

## RENT

Rental offers of £12,500 per annum are invited on the basis of a new full repairing and insuring lease of negotiable term.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

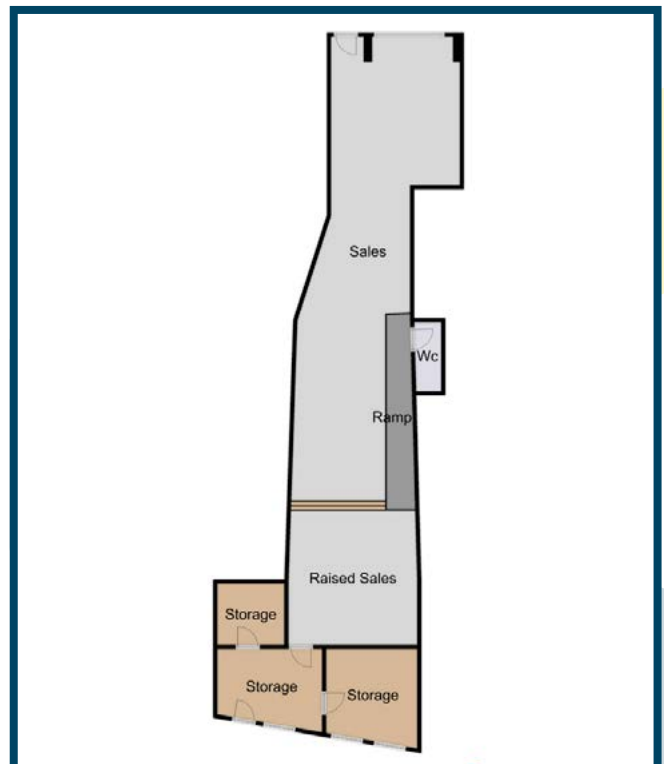
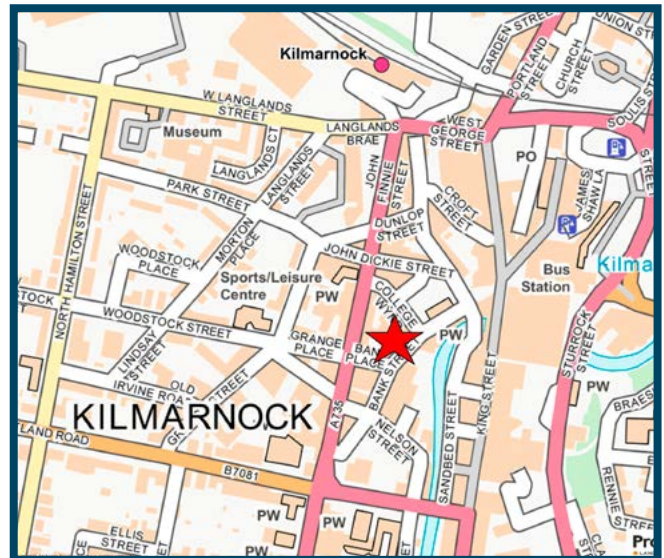
Anthony Zdanowicz

Tel: 01292 268055

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

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