



TO LET

PROMINENT TOWN CENTRE OFFICE

1A BANK PLACE, KILMARNOCK, KA1 1HL

Established commercial location in Kilmarnock Town Centre

Close to public car park, courts and main shopping area

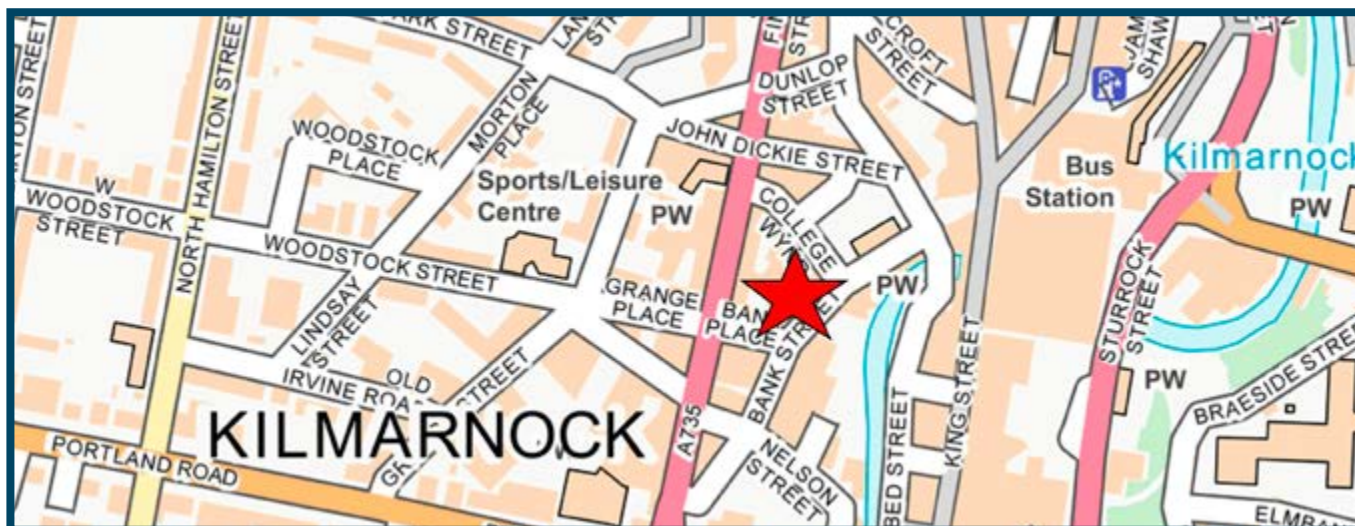
Warehouse property latterly used as a furniture showroom

May suit retail/beauty uses, subject to consent

Net internal floor area of 57 sqm (614 sqft)

100% rates relief available

Rent £9,500 per annum



LOCATION

Bank Place is a busy but short connecting street between the main thoroughfares of John Finnie Street and Bank Street within Kilmarnock Town Centre, with the property occupying a prominent corner position at the junction with Bank Street located opposite the Royal Ban of Scotland and close to a variety of local retail, beauty and licensed businesses.

DESCRIPTION

1a Bank Place, is a traditional, corner positioned first floor office premises having private main door access on to Bank Place and windows on to Bank Place and Bank Street.

The offices are cellular in nature with a large corner positioned room with turret window, three further private rooms and a toilet with kitchenette. The space may be suitable for retail, or, beauty uses, subject to obtaining the necessary consents.

An indicative floor plan is provided.

FLOOR AREAS

The property extends to a net internal floor area of 57 sqm (614 sqft), or thereby.

RATING

The rateable value is £4,750 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

RENT

Rent of £9,500 per annum is sought.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

EPC available upon request.

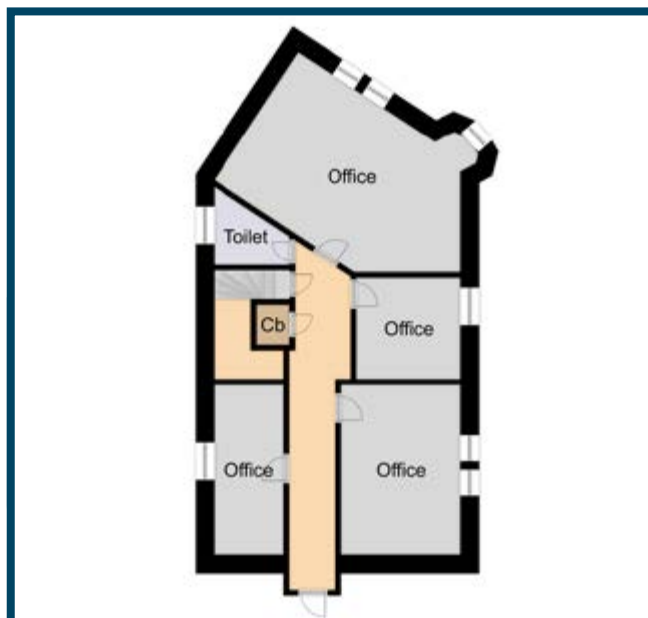
VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent: -

Anthony Zdanowicz

Tel: 07768 031297

e-mail: anthony.zdanowicz@dmhall.co.uk



DATE OF PUBLICATION
JULY 2023

REFERENCE
WSA2195

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.