



Prime Retail Unit

Established Retail Location

Rent: £25,000pa

Ground Floor 2,284 sq ft / First Floor 458 sq ft

Location

Kilmarnock is the second largest town in Ayrshire with a resident population of circa 46,000 people. Situated some 25 miles southwest of Glasgow and 15 miles to the north east of Ayr the town benefits from easy access via the M77 to the M8 central Scotland motorway network.

The property is situated on the west side of King Street within the pedestrianised section, with adjacent occupiers to include Card Factory, Boots the Chemist and The Salvation Army.

Accommodation

The subjects comprise a retail unit offering accommodation over ground and first floors.

The premises extend to the following approximate areas:

Ground Floor: 2,284 sq ft / 212.00 sqm

First Floor: 458 sq ft / 42.5 sqm

Rent

Offers over £25,000pa

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £27,500

UBR (2025/26): £0.498

Rates Payable: £13,695 pa

Planning

The subjects currently benefit from Class 1A consent and can therefore be used for retail, office use.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

To Let

44 King Street
Kilmarnock KA1 1NP



Viewing strictly by appointment with BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.