



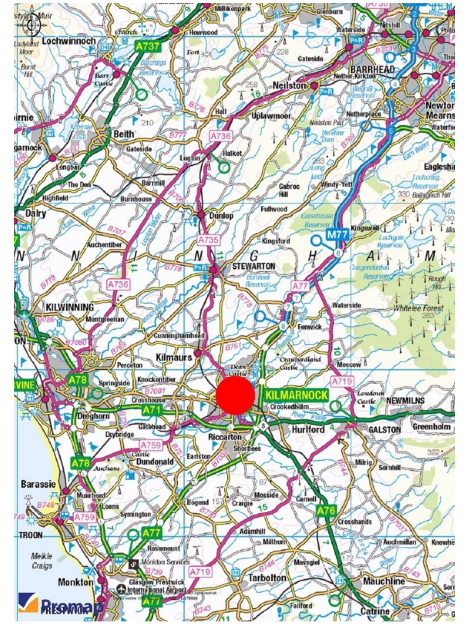
24A Nelson Street, Kilmarnock, KA1 1BA

- Ground floor commercial premises
- Prominent town centre location
- Potential for 100% rates relief
- 95.05 sq m (1,023 sq ft)

The subject property is prominently situated within Kilmarnock town centre 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, within the town centre conservation area.

The property comprises a ground floor unit contained within a two-storey and attic building of brickwork construction beneath a pitched and slated roof. Access to the property is via a stepped entrance to the front elevation and a stepped entrance to the side elevation.

Internally, the subjects comprise a fully refurbished open-plan unit with a single WC to the rear.



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) although draws on a wider rural catchment population from surrounding towns and villages.

The subject property is prominently situated within Kilmarnock town centre 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	1,023	95.04
Total	1,023	95.04

RENT

£12,000 Per Annum

USE CLASS

Retail

TENURE

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

RATES

The current rateable value is £11,700.

The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

VAT

The rental is quoted exclusive of VAT.

VAT is not currently payable upon the rent and any other charges."

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

EPC rating 'G'. Certificate available upon request.

To arrange a viewing contact:



Deanna Hughes

deanna.hughes@g-s.co.uk

07771 066 816



Fraser Lang

Fraser.Lang@g-s.co.uk

07803 896 978

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
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Publication date: January 2026