

TO LET / FOR SALE - RETAIL

87A JOHN FINNIE STREET
KILMARNOCK, KA1 1BG



KEY HIGHLIGHTS

- 1,464 sq ft
- Extensive salon / retail premises
- On-street parking provided
- Quoting rent of £10,000 pa - no VAT
- Available for immediate occupation
- Situated on busy main road with high volumes of passing traffic
- Eligible for 100% rates relief

SUMMARY

Available Size	1,464 sq ft
Rent	£10,000 per annum
Price	Price on application
Rates Payable	£4,083.60 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£8,200
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Kilmarnock is the largest town within the East Ayrshire region having a population in excess of 46,000 persons.

John Finnie Street is a busy main thoroughfare within Kilmarnock Town Centre, a short walk away from the main retailing area.

The property lies on the west side of the street close to Kilmarnock railway station, East Ayrshire Council offices, Kilmarnock Sheriff Court and Ayrshire College, as well as a variety of retail and office businesses.

LOCATION

Extensive retail / salon premises.

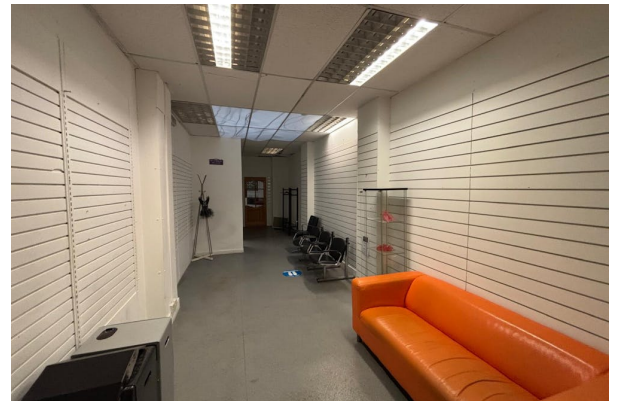
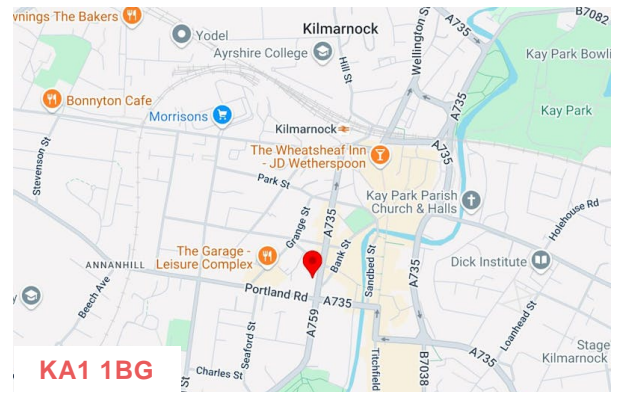
Externally benefits from a single shopfront with customer entrance protected by manual security shutters.

Internally the subjects have been most recently used as a salon with front sales area, beauty room that connects with a large rear salon complete with WC's and tea prep.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,464	136.01	Available
Total	1,464	136.01	



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk