

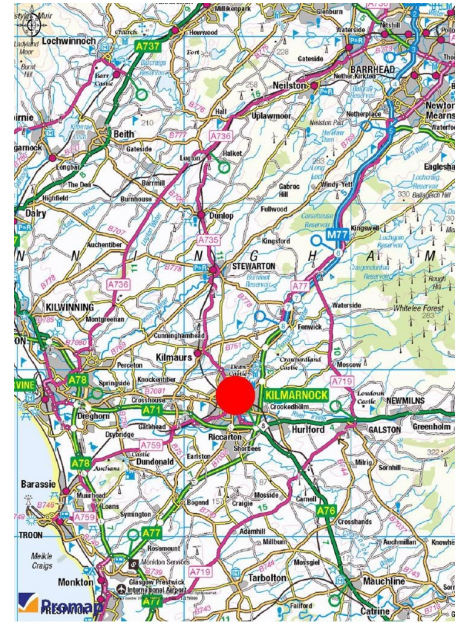


## 12a High Glencairn Street, Kilmarnock, KA1 4AD

- Close to Kilmarnock Town Centre
- Potential for 100% Rates Relief
- No VAT payable upon rent
- 44.33 sq m (477 sq ft)

The subjects comprise first floor office premises contained within an end-terraced two storey building of stone construction beneath a pitched and slated roof. Access to the accommodation is via a pedestrian access door directly from High Glencairn Street.

Internally, the subjects comprise a reception vestibule, two independent office suites with kitchen and WC facilities.



## 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) and draws on a wider rural catchment and population of surrounding towns and villages.

The subject property is situated on the east side of High Glencairn Street between East Netherton Street and James Little Street, close to Kilmarnock Town Centre.

## SIZE

Floor	Sq Ft	Sq M
First	477	44.33

## RENT

£95.00 per week (£4,940 per annum).

## TENURE

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

## RATES

The current rateable value is £2,850. The current Uniform Business Rate for the financial year 2024/2025 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Office

## VAT

The rental is quoted exclusive of VAT. VAT is not currently payable upon the rent and any other charges.

## LEGAL COSTS

Each party are to bear their own legal costs incurred with the lease transaction.

## EPC

EPC rating 'G'. Certificate available upon request.

## To arrange a viewing contact:



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## 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.
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