



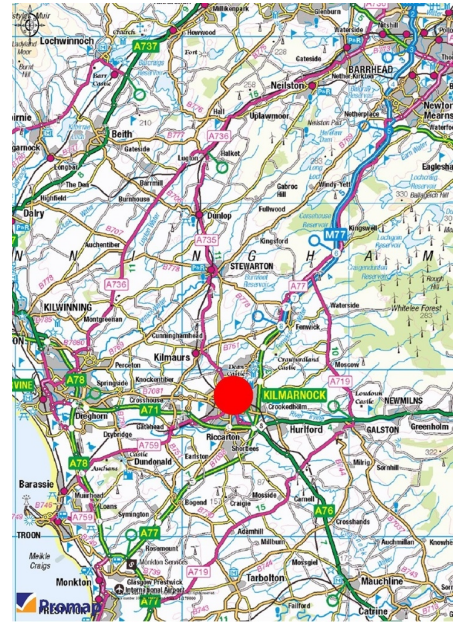
62 Bank Street, Kilmarnock, KA1 1ER

- Ground floor retail unit
- Prominent town centre location
- Return retail frontage
- Potential for rates relief
- 97.40 sq m (1,048 sq ft)

The subjects comprise a ground floor retail unit contained within a three storey building of brick and stone construction under a pitched and slated roof.

The property benefits from a returned glazed frontage onto both Bank Street and Nelson Street with both frontages benefitting from external metal roller shutters. Access to the property is gained via a single pedestrian doorway on the corner of Nelson Street and Bank Street.

Internally the accommodation comprises an open plan retail area with rear retail/storage area, kitchen and w.c. 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).

The subjects are prominently situated at the junction of Nelson Street to the north and Bank Street to the east in the area regarded as the essential business district of the town.

SIZE

Floor	Sq Ft	Sq M
Ground	1,048	97.40
ITZA	770	71.54

RENT

£14,000 Per Annum

TENURE

Leasehold.

The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £13,300.

The Rateable Value for this property will be reducing to £10,700 from April 2026.

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

USE CLASS

Retail

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. Date of Publication: January 2026

KIL-2026-01-0005