



3 - 9 John Finnie Street, Kilmarnock, KA1 1BL

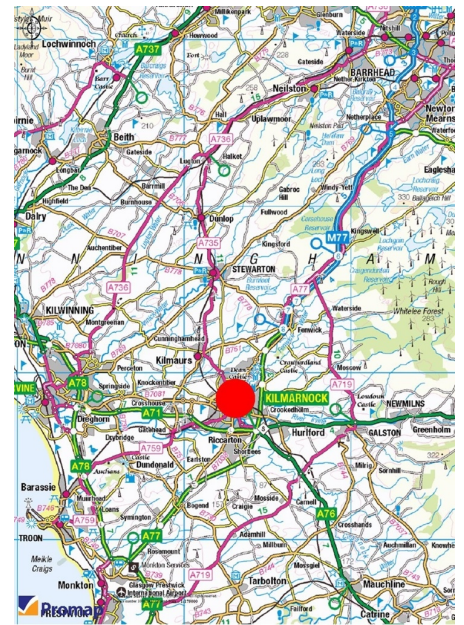
- Prominent ground floor retail/office property
- Modern internal fit out
- 0.2 miles from Kilmarnock railway station
- 169.78 sq m (1,828 sq ft)

The property comprises an end-terraced retail/office unit within the ground floor of a two-storey building of traditional sandstone construction surmounted by a pitched, hipped and slated roof. Three pedestrian entrances are available within a wider shopfront.

Internally, flooring is a mixture of suspended timber and concrete floors, overlaid in carpet tiles. Internal walls are of plasterboard and painted with some feature wall panelling. Ceilings are of modern suspended tile style incorporating modern LED lighting.

The accommodation includes open plan office space with two private offices, a recently installed staff kitchen and a modern female/disabled WC and male WC.

Services include single phase electrics, gas, water and drainage. There is a secure door entry system and CCTV. Heating and domestic hot water is via a recently installed combination gas boiler, with lighting of modern LED style.



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 2022) and draws on a wider rural catchment and population of surrounding towns and villages.

The property is situated on the prominent John Finnie Street with plentiful passing traffic and plentiful parking available nearby. Kilmarnock railway station is in view of the property, whilst the bus station is a short walk away.

Surrounding occupiers include The Ingram Enterprise Centre, Lomond Estate Agents, The Duke and Slater, Hogg & Howison.

SIZE

Floor	SqFt	SqM
Ground	1,828	169.78

TENURE

Freehold / Leasehold.

USE CLASS

Retail / Office.

PRICE / RENT

Price on application for the freehold interest.

Offers in the region of £16,000 per annum are sought for the leasehold interest.

RATES

The current rateable value is £16,200. 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 purchase price/rent quoted is exclusive of VAT. VAT is not currently payable upon the purchase price/rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

EPC

EPC rating 'C'. Certificate available upon request.

To arrange a viewing contact:



Fraser Lang

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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.
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.
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