

TO LET  
RETAIL

 GRAHAM  
SIBBALD



19 St. Marnock Street, Kilmarnock,  
KA1 1DZ

- Prominent town centre location next to public car park
- Potential for Class 3 Use
- Potential for 100% Rates Relief
- 49.90 sq m (537 sq ft)

## LOCATION

Kilmarnock is situated within the East Ayrshire Council area and serves as the 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 population from villages.

The subjects are situated on the north side of St Marnock Street, bound by John Finnie Street to the west and St Marnock Place to the east, within Kilmarnock Town Centre.

The surrounding area is of mixed commercial and residential use. Neighbouring commercial occupiers include Red Hair Salon, Tax Assist Accountants, and Boots Pharmacy.



## DESCRIPTION

The subjects comprise ground floor retail accommodation contained within a three storey end terraced building of stone construction, beneath a pitched roof clad in slate. The property interconnects to a single storey rear projection of stone/brick construction, roughcast rendered externally, beneath a flat roof clad in felt.

The premises have a full height display frontage which incorporates a central pedestrian doorway accessed from St Marnock Street.

Internally the subjects comprise an open plan retail unit with kitchen, storage and wc accommodation.

## ACCOMMODATION

Ground	49.9 Sq M	537.12 Sq Ft
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## RATEABLE VALUE

The current rateable value is £8,800.

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.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

## QUOTING RENT

£12,000 Per Annum

## TENURE

The premises are offered on Full Repairing and Insuring terms.

## LEGAL COSTS

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

To arrange a viewing please contact:



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### IMPORTANT NOTICE

1. These particulars are intended as a 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.
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### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.