

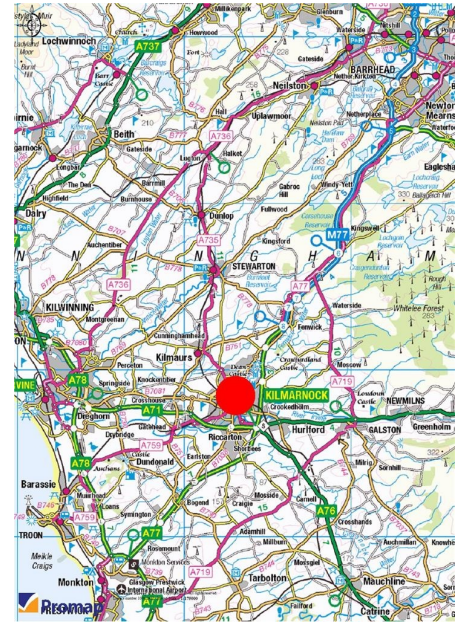


First Floor, 60 Bank Street, Kilmarnock, KA1 1ER

- Prominent town centre location
- Self-contained office premises
- Public car parking available within close proximity
- Potential for 100% rates relief
- 162.01 sq m (1,744 sq ft)

The subjects comprise first floor office accommodation contained within a three-storey multi-occupied building of part red stone/part brick construction beneath multiple pitched roofs clad with slates. Access to the property is gained via a pedestrian doorway from Bank Street.

Internally, the subjects comprise a good mixture of open plan/cellular office accommodation in addition to four WCs, two kitchen areas and a shower room.



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 47,064 persons (Census 2022).

Kilmarnock is located approximately seven miles east of Irvine, 13 miles north east of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/ M77 trunk roads. The A77/ M77 provides direct access to Glasgow and the Scottish motorway network. The A71 provides an alternative route directly to the M74 and to Edinburgh which is situated approximately 70 miles to the east.

The subject property is prominently situated within the Central Business District of Kilmarnock and lies to the east of Bank Street, at the junction with Nelson Street.

SIZE

Floor	Sq Ft	Sq M
First Floor	1,744	162.01

RENT

£15,500 per annum.

TENURE

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

RATES

The Rateable Value is currently split into two entries and requires to be reassessed. 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 currently payable upon the rent and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC rating 'B'. 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
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KIL-2022-09-0007