



89 King Street, Kilmarnock, KA1 1QD

Town Centre Location

- Large Frontage
- Well Presented
- Office / Retail / Showroom
- 1,972sq ft
- Hot Food Consent Granted
- Rent: £20,000per annum

LOCATION

The property is located on the west side of King Street adjacent to the town centre main public car park, within the pedestrianised precinct in Kilmarnock's town centre.

Kilmarnock is the main retail centre for East Ayrshire with a resident population of c. 44,000 persons with a wider catchment in excess of 150,000 persons. Kilmarnock is approx 22 miles from Glasgow and is well serviced by transport links via the M77, rail connections and Glasgow and Prestwick airports within 30mins drive.

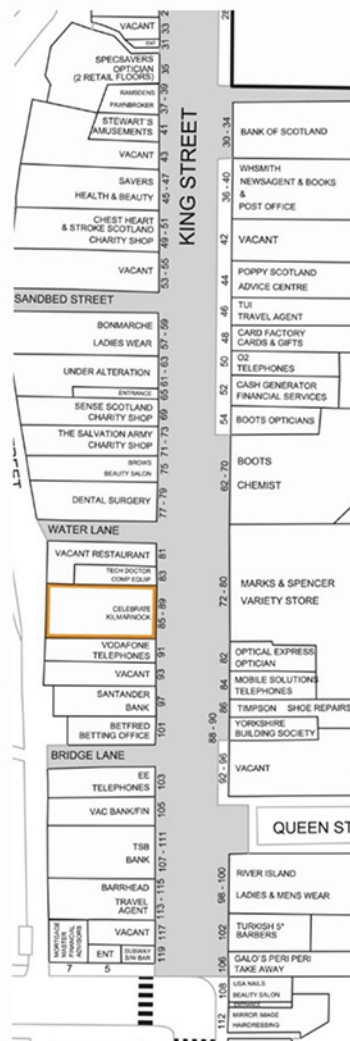
Neighbouring occupiers include Marks and Spencer, Santander, Superdrug, Thomas Cook and Optical Express.

PROPERTY

The property comprises a substantial ground first and second floor commercial development set within the main commercial district of Kilmarnock town centre, the property is of traditional construction surmounted by a pitched roof overlaid in ceramic tile, rendered at upper floors with UPVC double glazed windows.

The ground floor benefits from secure aluminium roller shutter securing the substantial double frontage of aluminium formed and glazed construction with access via double doors.

Internally the property is fitted out in accordance with the former tenants requirements with partitions erected to form male and female w.c. facilities, staff tea prep and individual private office suites. Lighting is provided by way of L.E.D panels within the suspended acoustic tile ceiling. Heating and cooling is provided by ceiling mounted air conditioning cassettes.



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AREA

The property extends to the following floor area

183.31sqm (1,972sq ft)

NAV/RV

The property has been assessed individually and entered onto the valuation roll with the following NAV/RV

£23,800

The property qualifies for rates exemption under the small business bonus scheme

LEASE

Our client is offering the property on a new full repairing and insuring head lease for negotiable terms for £20,000per annum

V.A.T.

Figures quoted are exclusive of V.A.T.

E.P.C.

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall be their own legal costs incurred in the transaction.

TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.