

TO LET

Unit 16 Burns Mall, King Street
Kilmarnock KA1 1PT

- ▶ Prime retail unit
- ▶ Subject to vacant possession
- ▶ Ground floor 1,316 sq ft
- ▶ Rent on application



LOCATION

Kilmarnock is situated approximately 25 miles southwest of Glasgow city centre and, along with Irvine and Ayr, it is one of the principal towns in Ayrshire.

The town has a resident population of approximately 46,000 with a district population estimated in the region of 80,000. The subject property occupies a prime location on King Street, the main retailing thoroughfare for the town, with nearby occupiers including **New Look**, **Boots**, **Greggs** and **JD Sports**.

ACCOMMODATION

The unit is arranged over ground and first floors and extends to the following approximate net internal floor areas:

GROUND	1,316 SQ FT	122.3 SQ M
FIRST FLOOR	375 SQ FT	34.8 SQ M
TOTAL	1,691 SQ FT	157.1 SQ M

PLANNING

The subjects currently trade as a retail unit under Class 1 of the Use Classes Order (Scotland) 1997. Interested parties are advised to speak directly to the Local Planning Authority regarding a change of use.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£16,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£7,968**.

SERVICE CHARGE

The estimated annual service charge for the current year (2022/23) is approximately £5,970.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

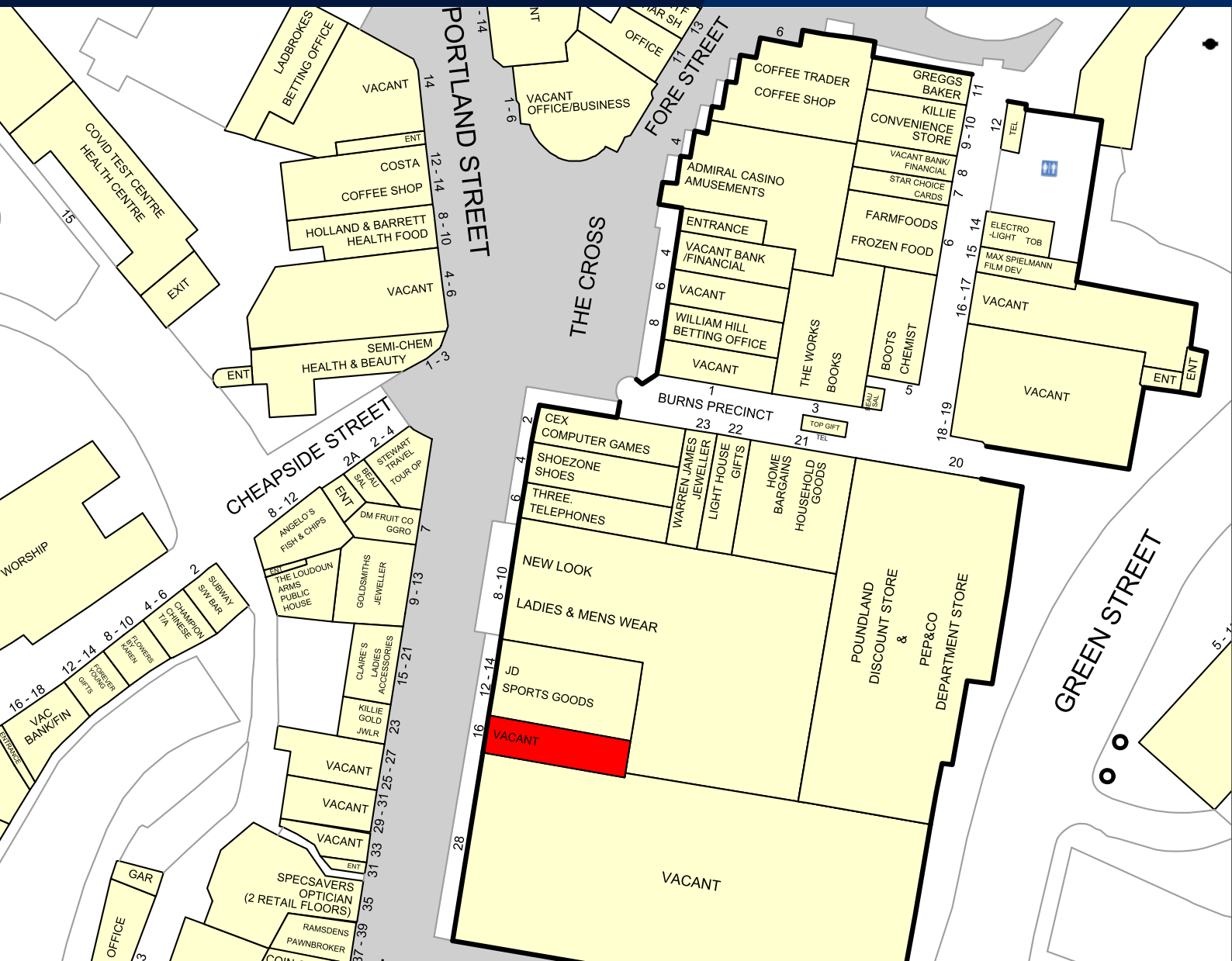
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET

Unit 16 Burns Mall, King Street
Kilmarnock KA1 1PT



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

GET IN TOUCH



Alastair Rowe
arowe@eyco.co.uk
07747 747 280
0131 558 5140



Alexandra Campbell
acampbell@eyco.co.uk
07425 335 353
0131 558 5115

CK/JH/KIL113 - Date of publication: 13 November 2023

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.