

# TO LET

Unit 3A Foregate Square, Burns Mall  
Kilmarnock KA1 1PT

- ▶ Retail unit
- ▶ Ready for immediate occupation
- ▶ 7,000 sq ft
- ▶ Rent on application



## LOCATION

Kilmarnock is situated approximately 25 miles south west 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 44,000 with a district population estimated in the region of 80,000.

The subject property occupies space on the first floor of the mall at Fore Street, above Nobles Amusements. Nearby occupiers include **Greggs**, **CeX**, **New Look**, **JD Sports**, **Coffee Trader** and **William Hill**.

## ACCOMMODATION

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

FIRST FLOOR	7,000 SQ FT	650.3 SQ M
-------------	-------------	------------

## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for restricted cafe/retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## 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 **£65,750**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£33,598**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = F.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

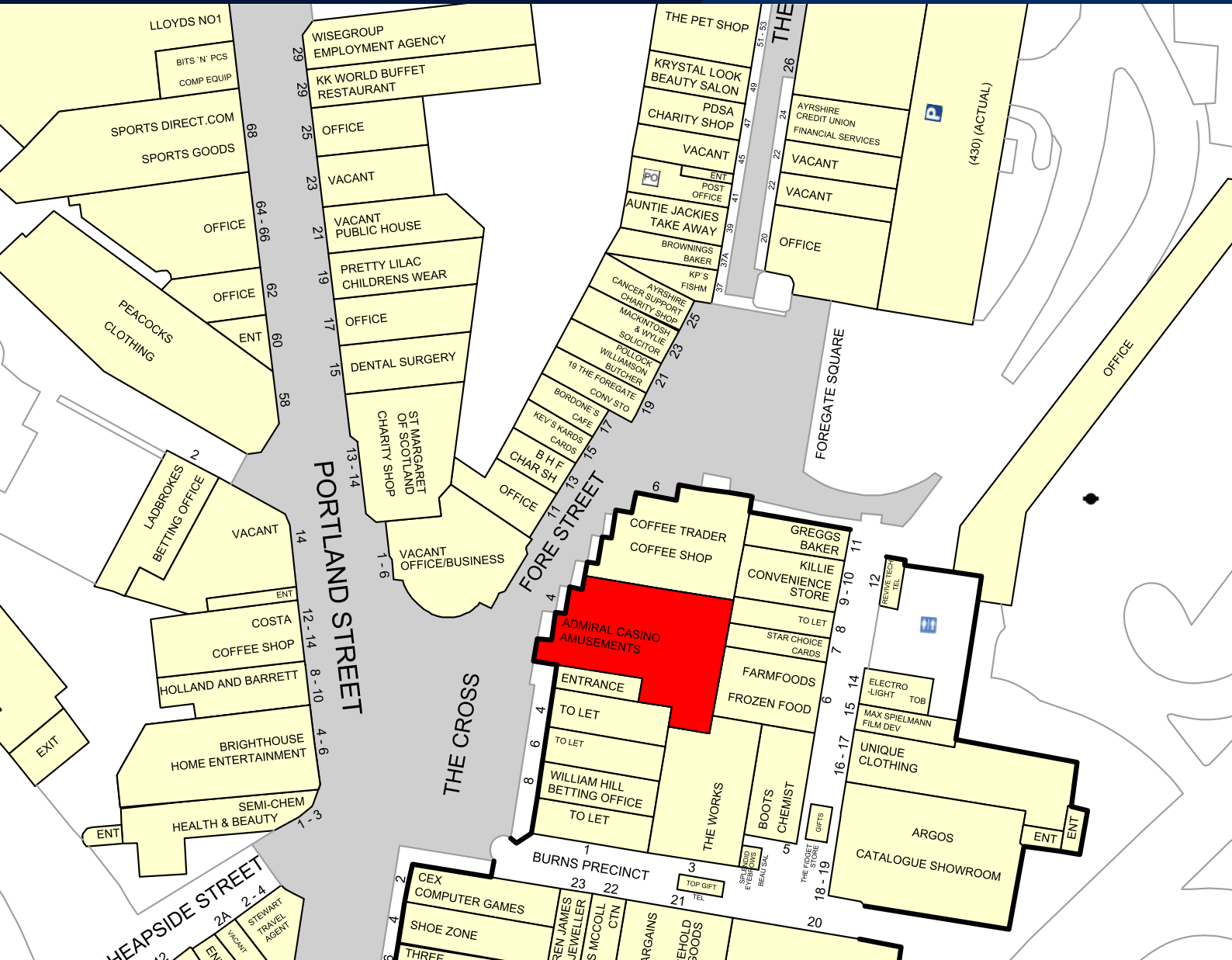
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

# TO LET

Unit 3A Foregate Square, Burns Mall  
Kilmarnock KA1 1PT



Goald 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 Stationery 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/KIL143 - 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.