# TO LET

## Unit 1 Burns Mall
## Kilmarnock KA1 1LT

- Prime retail unit
- Ready for immediate occupation
- Ground floor 1,048 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.

Burns Mall is located at the north end of King Street, the main retailing thoroughfare within the town, with nearby occupiers including **Holland & Barrett, Argos, Poundland** and **Costa Coffee**.

## Accommodation

The subjects comprise a retail unit arranged over the ground floor and first floor. We calculate the unit extends to the following approximate net internal areas:

| | | |
|---|---|---|
| Ground Floor | 1,048 sq ft | (97.36 sq m) |
| First Floor | 306 sq ft | (28.43 sq m) |
| **Total** | **1,354 sq ft** | **(125.79 sq m)** |

## Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## 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 2017 is **£22,750**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£11,148**.

## Service Charge

The estimated annual service charge for the current year is approximately £6,484.

## 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 ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

ericyoung&co

0131 226 2641
www.eyco.co.uk

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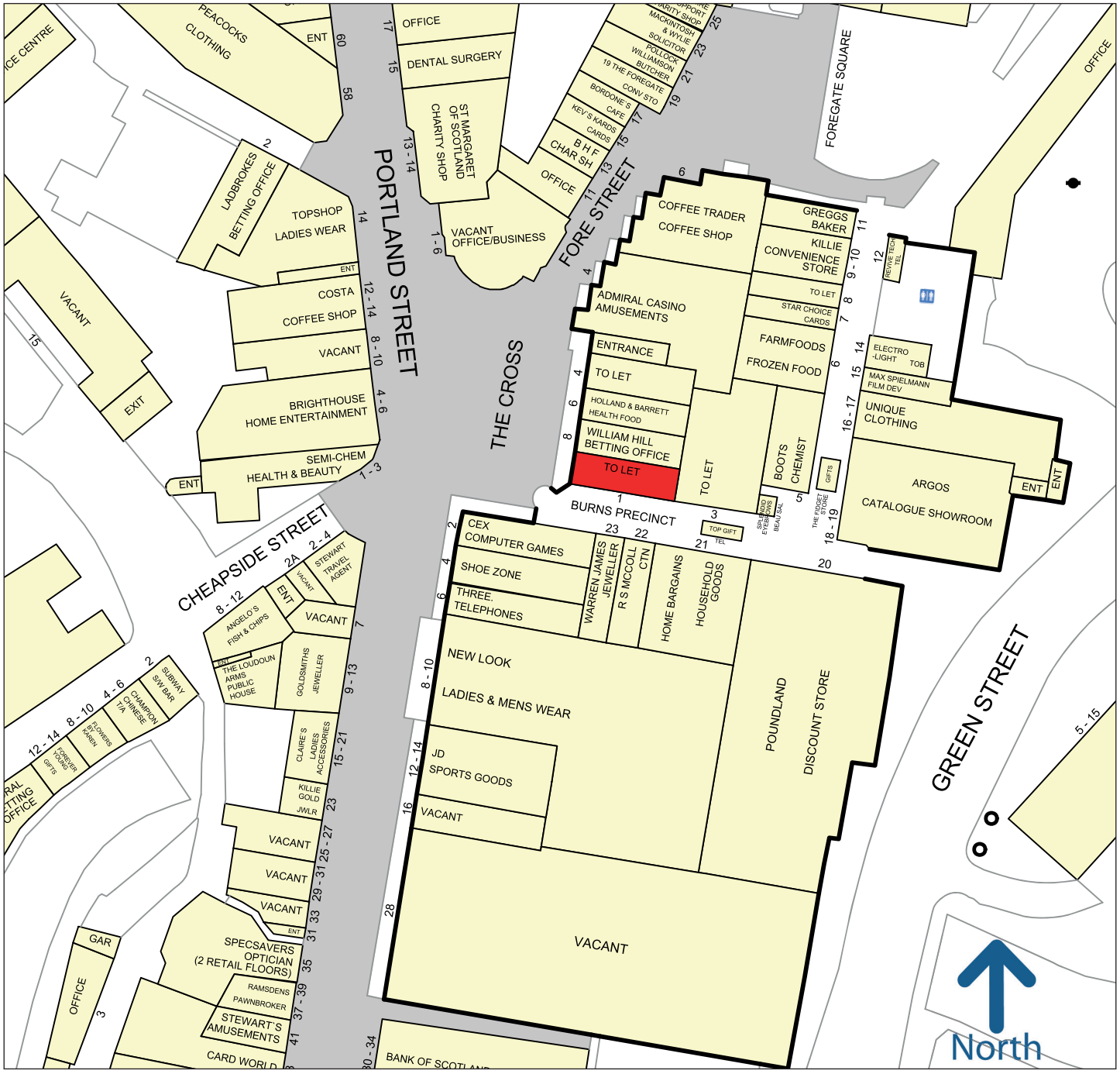


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## Get in touch

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