

TO LET

Unit 1 Burns Mall
Kilmarnock KA1 1LT

- ▶ Prime retail unit
- ▶ Ready for immediate occupation
- ▶ Ground floor 1,048 sq ft
- ▶ Rent £25,000 per annum



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 **Poundland, New Look, CeX 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 | 1,048 SQ FT | 97.36 SQ M |
| FIRST | 306 SQ FT | 28.43 SQ M |
| TOTAL | 1,354 SQ FT | 125.79 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 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 subject to 5 yearly rent reviews.

RENT

Offers of **£25,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£18,900**. (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 **£9,412**.

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

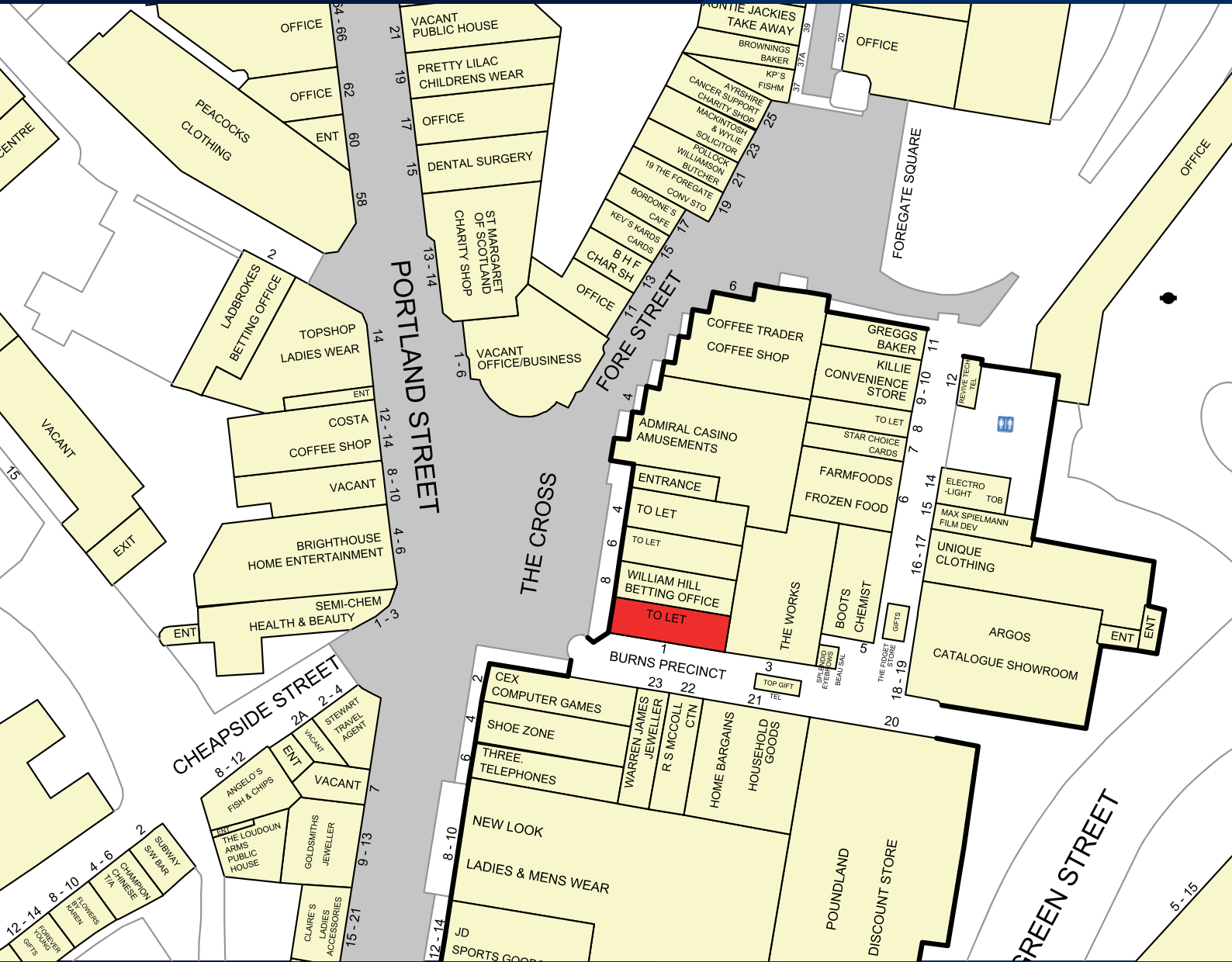
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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GET IN TOUCH



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