

TO LET

Unit 8 Burns Mall
Kilmarnock KA1 1LT

- ▶ Eligible for Small Business Bonus Scheme
- ▶ Ready for immediate occupation
- ▶ Ground floor 531 sq ft
- ▶ Rental offers over £15,000 per annum



LOCATION

Kilmarnock is situated approximately, 25 miles south west of Glasgow City centre, 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 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 **Boots**, **New Look**, **JD Sports**, **Greggs**, **Poundland** and **Home Bargains**.

ACCOMMODATION

The unit extends to the following approximate net internal floor areas:

GROUND	531 SQ FT	49.3 SQ M
FIRST	130 SQ FT	12.1 SQ M
TOTAL	661 SQ FT	61.4 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 **£15,000 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 **£10,100**. (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 **£5,030**.

The subjects may be eligible for rates relief under the Small Business Bonus Scheme subject to conditions.

SERVICE CHARGE

The estimated annual service charge for the current year is approximately **£2,935**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

DATE OF ENTRY

By arrangement.

LEGAL COSTS

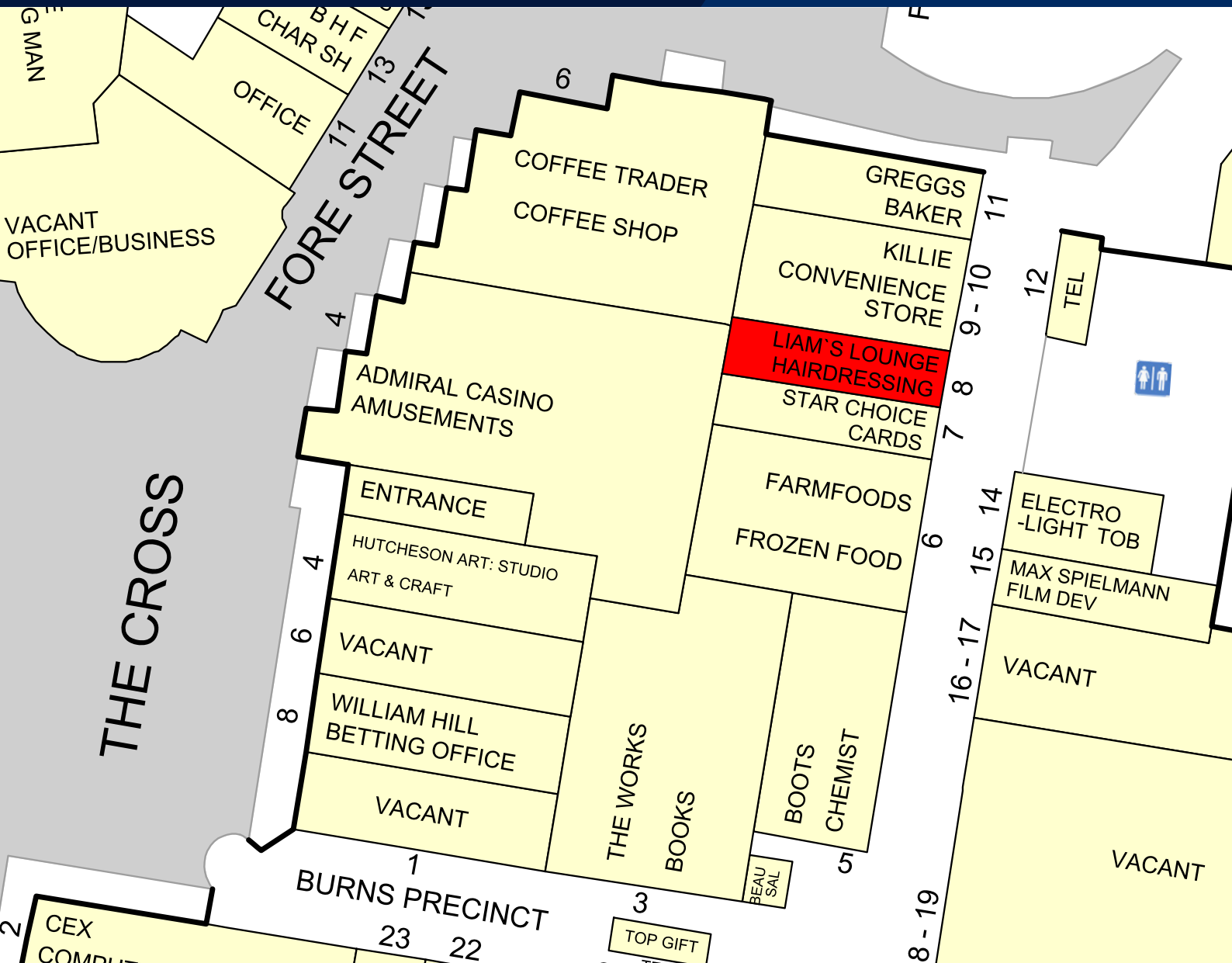
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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GET IN TOUCH



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