

TO LET

Unit 22 Burns Mall
Kilmarnock KA1 1PT

- ▶ Prominent retail unit
- ▶ Entry by agreement
- ▶ Ground floor - 992 sq ft, First floor - 261 sq ft
- ▶ Rental offers over £30,000 pa



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	922 SQ FT	92.2 SQ M
FIRST	261 SQ FT	24.2 SQ M
TOTAL	1,253 SQ FT	116.4 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

Offers of **£30,000 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 **£16,500**. (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 **£8,217**.

SERVICE CHARGE

The estimated annual service charge for the current year is approximately **£4,838** per annum.

INSURANCE

The estimated annual Insurance cost for the current year is approximately **£333** per annum.

ENERGY PERFORMANCE CERTIFICATE

A copy of the full report is available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

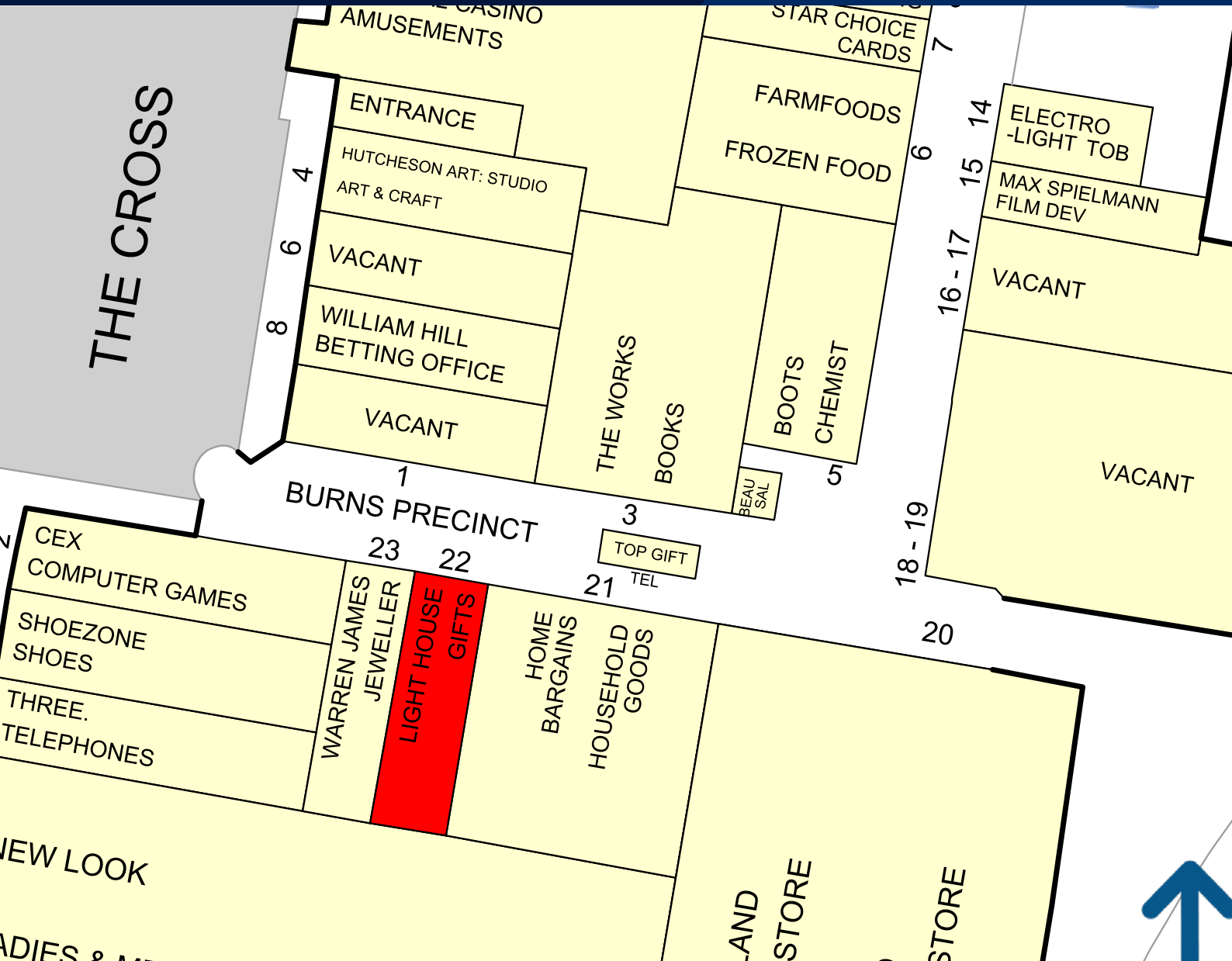
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

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

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GET IN TOUCH



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