







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	(650.32 sq m)
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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 2017 is **£79,500**. (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 2022/23 of **£40,625**.

Service Charge

The service charge for the current financial year is **£9,318**.

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

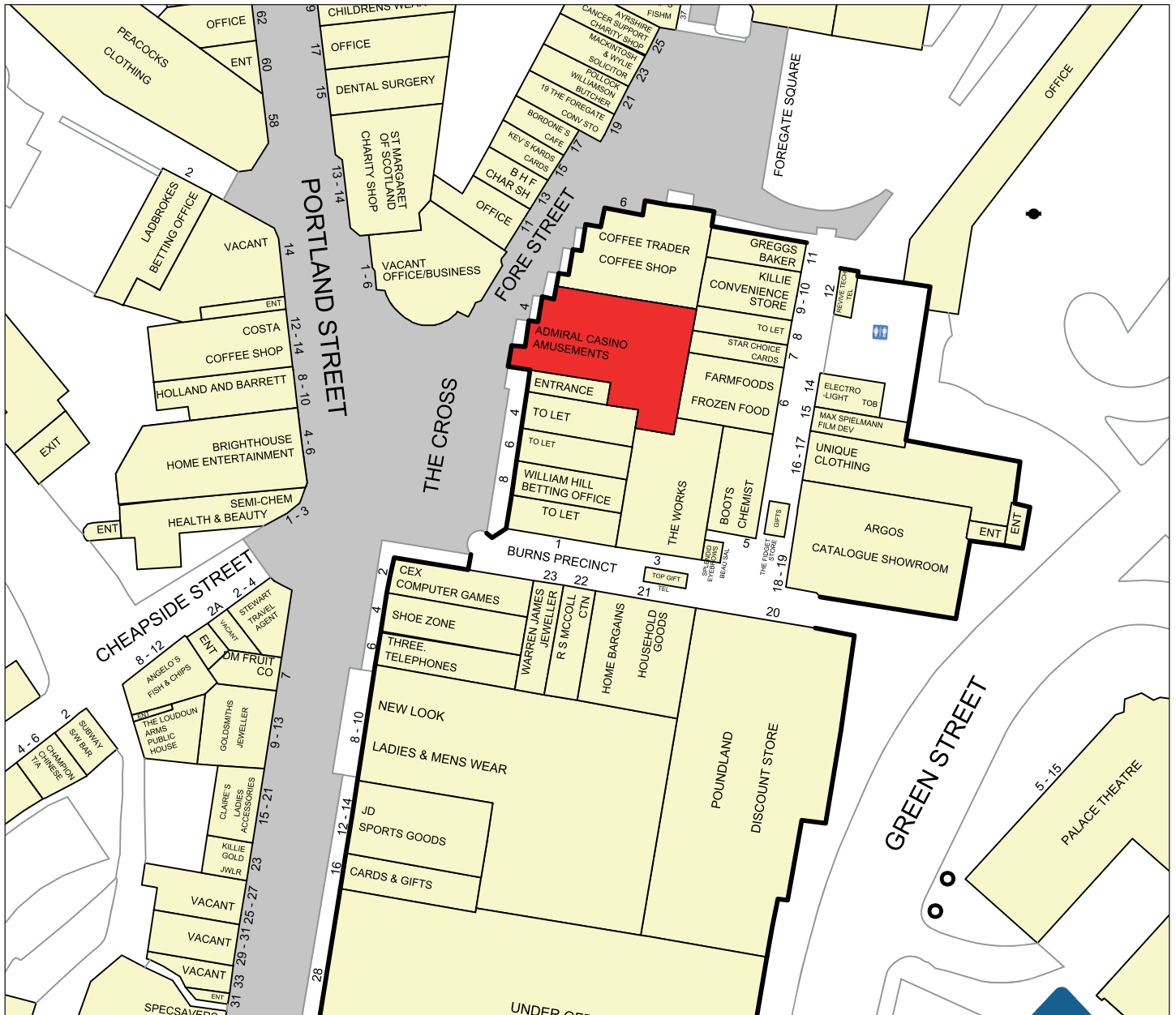
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

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