

## TO LET / FOR SALE - RETAIL

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24 BANK STREET

KILMARNOCK, KA1 1HA



### KEY HIGHLIGHTS

- 988 sq ft
- Arranged over ground floor and basement
- Rent - £11,000 PA
- Eligible for 100% rates relief
- Available for immediate occupation
- Attractive retail / leisure pitch within heart of Kilmarnock Town Centre
- Purchase Price - o/o £105,000

SUMMARY

Available Size	988 sq ft
Rent	£11,000 per annum
Price	Offers in excess of £105,000
Rates Payable	£5,328.60 per annum Some occupiers may be eligible for 100% rates relief.
Rateable Value	£10,700
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced ground floor retail premises arranged over ground floor and basement.

Externally benefits from a large single shopfront with adjacent customer entrance, both protected by security shutters.

Internally the ground floor provides well presented bright open-plan accommodation.

A single staircase provides access to the basement which offers full height space complete with a WC.

LOCATION

Kilmarnock is located within within the East Ayrshire Local Authority Region approximately 24 miles south of Glasgow, 9 miles east of Irvine, 14 miles north of Prestwick and 17 miles north of Ayr.

The town has a population of approximately 45,000 and is the principal retail centre for East Ayrshire

More specifically, the subjects are situated within the heart of Kilmarnock Town Centre on the south side of Bank Street a short distance from its junction with King Street.

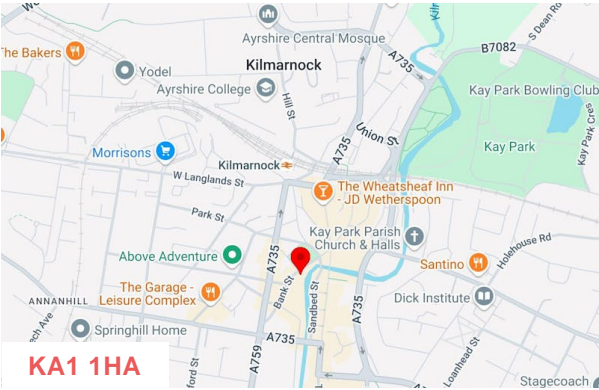
Bank Street is an attractive cobbled retail street home to a mixture of well known local retailers, coffee operators and professional service businesses.

Nearby occupiers include The Coffee Club, Goldberry Bar & Street Kitchen, Raeburn Jewellery, Rule 42 Fashion Boutique, I Love Gifts.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	705	65.50	Available
Basement	283	26.29	Available
Total	988	91.79	



VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

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