

## TO LET - RETAIL

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82 KING STREET

KILMARNOCK, KA1 1PD



### KEY HIGHLIGHTS

- Located in Kilmarnock's town Centre
- Rent £20,000 Per annum
- Main retailing pitch
- Double - fronted two storey retail unit
- Parking nearby
- Qualifies for Small Business Rates Relief

## SUMMARY

Rent	£20,000 per annum Rent exclusive of VAT
Rates Payable	£7,070 per annum
Rateable Value	£14,700
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

The subjects comprise a two storey building with a double fronted retail unit on the ground floor. The first floor provides useful storage and ancillary accommodation.

## LOCATION

The property is located on the east side of King Street in the heart of the main retailing pitch in Kilmarnock town centre.

The property occupies a prominent trading position adjacent to the long established Marks & Spencer store with other nearby occupiers including Boots, Superdrug and River Island.

Queen Street is located south and the main car parks around the town centre are within a 5 minute walk.

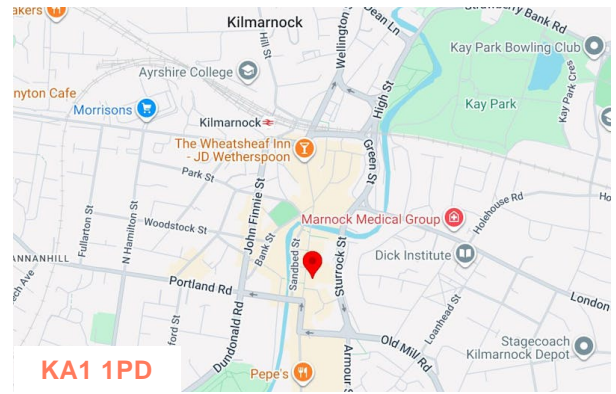
## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	964	89.56	Available
1st	913	84.82	Available
<b>Total</b>	<b>1,877</b>	<b>174.38</b>	

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available on request.



## VIEWING & FURTHER INFORMATION

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