

FOR SALE - RETAIL

43 KING STREET

KILMARNOCK, KA1 1PT



KEY HIGHLIGHTS

- 3,153 sq ft
- To be sold with vacant possession
- Scope for alternative uses, subject to planning
- Offers over £135,000 invited plus VAT
- Prime retail position in Kilmarnock Town Centre
- Well-presented double fronted retail unit
- Nearby occupiers include Ramsdens, Savers, WH Smith, Bank of Scotland, Post Office, Card Factory, M&S, JD Sports

SUMMARY

Available Size	3,153 sq ft
Price	Offers in excess of £135,000
Rates Payable	£9,810.60 per annum
Rateable Value	£19,700
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

43 King Street is a prime pitch retail premises having potential for alternative uses, subject to obtaining the necessary consent.

The well presented shop is arranged over two floors with extensive sales space on the ground floor and storage/ancillary on the upper floor with service access off Sandbed Street.

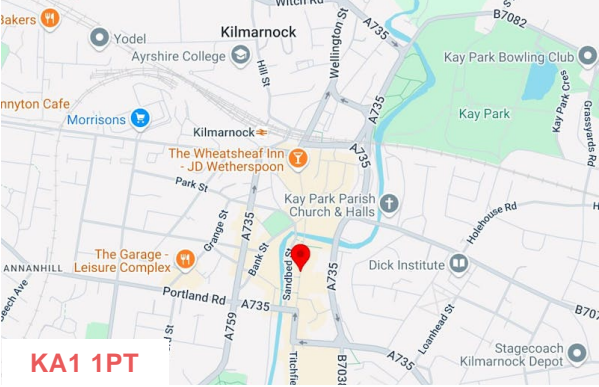
LOCATION

King Street is the primary retailing thoroughfare within Kilmarnock Town subject property occupying a prime pitch on the street opposite the Burns Mall and set amongst an array of national retailers including Savers, Bank of Scotland, Specsavers and JD Sports, amongst others.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,973	183.30	Available
1st	1,180	109.63	Available
Total	3,153	292.93	



VIEWING & FURTHER INFORMATION

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