

12a High Glencairn Street



Graham
Sibbald

Office



KILMARNOCK KA1 4AD

**TO
LET**

- First floor office accommodation
- Close proximity to town centre
- Main door access
- Potential for 100% Rates Relief
- 44.33 sq m (477 sq ft)



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12a High Glencairn Street KILMARNOCK

LOCATION

Kilmarnock has a population of approximately 46,159 (Census 2011) and is located within East Ayrshire approximately 22 miles south west of Glasgow, 13 miles north east of Ayr and 7 miles east of Irvine connected by the A71 and A77/M77 trunk roads. The subject property is prominently situated on the east side of High Glencairn Street between East Netherton Street and James Little Street close to Kilmarnock town centre.

DESCRIPTION

The subjects comprise first floor office premises contained within an end terraced two storey building of stonework construction with a pitched and slated roof. Access to the accommodation is by means of a pedestrian door directly from High Glencairn Street.

Internally the accommodation comprises a reception vestibule and two independent office suites, kitchen and wc.

FLOOR AREAS

The unit extends to a total net internal area of 44.33 sq m (477 sq ft). All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £2,650. The Uniform Business Rate for the financial year 2016/2017 is 48.4p per pound of Rateable Value excluding water and sewerage charges.

TOWN PLANNING

We are advised the subjects benefits from Class 2 (Financial and Professional Services) planning permission in accordance with the Town and Country Planning (Use Classes) (Scotland) Order 1997.

SERVICES

Mains services of electricity, water and drainage appear to be connected to the subjects. We would however advise interested parties to make their own enquiries directly to the utility providers.

LEASE TERMS

Available to let under a new Full Repairing and Insuring lease for a period of flexible duration to contain the provision for reviews of rental.

RENT

£5,200 per annum.

VAT

The quoted rent is exclusive of VAT, which is not currently payable upon the rent, however the landlord reserves the right to charge VAT should the property become elected throughout the lease term.

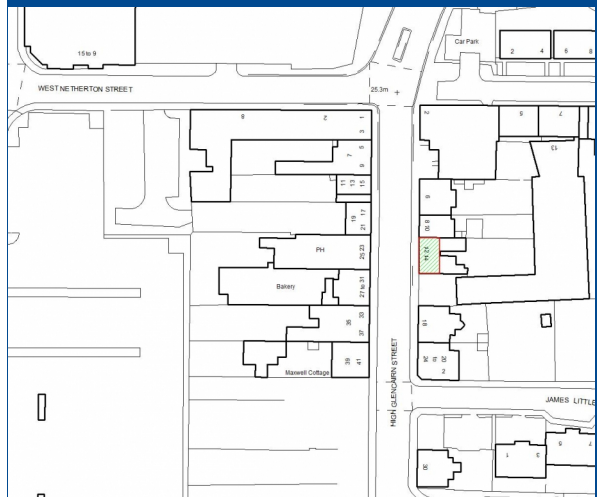
LEGAL COSTS

Each party will be responsible for meeting their own legal costs incurred in connection with granting a new lease with the tenant being responsible for any Land and Buildings Transaction Tax and Registration Dues.

ENERGY PERFORMANCE RATING



TO LET Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 07803 896978
Email: Fraser.Lang@g-s.co.uk

Laura Samson - Tel: 07803896963
Email: Laura.Samson@g-s.co.uk



CONTACT

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KA1 1DU
Tel: 01563 528000

IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Published: 2 August 2016

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