

22 Nelson Street



Office



KILMARNOCK KA1 1BD

**TO
LET**

- Prominent Town Centre Location
- Fully Fitted Hair Salon
- Potential for 100% Rates Relief
- 122.63 sq m (1,320 sq ft)



www.g-s.co.uk

the complete property service

22 Nelson Street KILMARNOCK

LOCATION:

Kilmarnock has a population of 46,159 (Census 2011) and is located within East Ayrshire approximately 22 miles south of Glasgow, 13 miles north of Ayr and 7 miles east of Irvine connected by the A71 and A77 to M77 trunk roads. The property is prominently situated within the Central Business District of Kilmarnock and lies to the north east of Nelson Street between the junctions of Bank Street to the north west and St Marnock Place to the south east.

DESCRIPTION:

The subjects comprise a first floor office suite within a two storey and attic building of brickwork construction under a pitched and slated roof. Access to the property is gained directly from Nelson Street via a common stairwell. Internally the accommodation comprises an open plan office currently fully fitted as a hair salon.

FLOOR AREAS:

According to our calculations the subjects extends to a net internal area of 122.63 sq m (1,320 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 £7,900.

The current Uniform Business Rate for the financial year 2015/2016 is 48.0p per pound of Rateable Value excluding water and sewerage charges.

TOWN PLANNING:

The subjects have previously been utilised as Retail (Class 1). We would advise all prospective tenants to make a formal written enquiry directly to East Ayrshire Planning Department in order to clarify the exact planning permission for the proposed use.

SERVICES:

Mains services of electricity, water and drainage appear to be connected to the subjects, however interested parties should make their own enquiries directly to the relevant authorities.

LEASE TERMS:

The subjects are available to let for a period of flexible or longer term duration on Full Repairing and Insuring terms. Incentives are available upon a full lease package.

RENT: £9,000 Per Annum

VAT: The rental quoted is exclusive of VAT. VAT will be payable upon rent and any other charges.

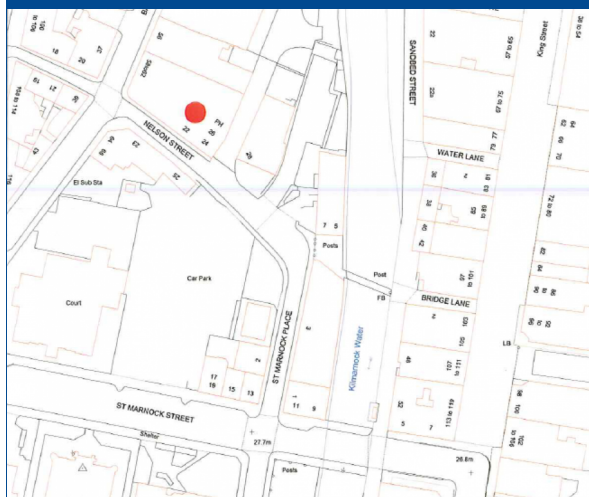
LEGAL COSTS:

Each party will be responsible for meeting the landlord's reasonable legal costs incurred in the granting of the new lease.

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



CONTACT

Graham + Sibbald
5 St. Marnock Place
Kilmarnock,
KA1 1DU
Tel: 01563 528000

Aberdeen

01224 625024

Ayr

01292 271030

Dundee

01382 200064

Edinburgh

0131 225 1559

Falkirk

01324 638377

Glasgow

0141 332 1194

Hamilton

01698 422500

Inverness

01463 236977

Kilmarnock

01563 528000

Kirkcaldy

01592 266211

Paisley

0141 889 3251

Perth

01738 445733

Stirling

01786 463111

Weybridge

01932 260 726

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: 22 April 2015