

26 Nelson Street



Office



KILMARNOCK KA1 1BD

**TO
LET**

- Town centre offices
- 85.47 sq m (920 sq ft)
- Potential for 100% Rates Relief
- Flexible lease terms



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26 Nelson Street KILMARNOCK

LOCATION:

Kilmarnock has a resident 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 A77/M77 and A71 trunk roads respectively. The subjects are prominently situated on to the east side of Nelson Street between the junctions of Bank Street to the north and St. Marnock Place to the south and within easy walking distance from King Street the principle retailing location within the town centre. A large public car park is situated opposite the entrance accessed from St Marnock Street and Nelson Street.

DESCRIPTION:

The subjects comprise a self contained second floor office suite contained within a three storey building of brick construction with red sandstone facade and hipped pitched and slated roof. Access is gained via a common entrance and stairwell from a small lane accessed from Nelson Street and internally the accommodation comprises dedicated open plan and cellular office accommodation. Internally the accommodation comprises an open plan office, 3 private offices and WC facilities.

FLOOR AREAS:

According to our calculations the net internal area extends in total to 85.47 sq m (920 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 £4,200. The Uniform Business Rate for the financial year 2015/2016 is 48.0p per pound of Rateable Value excluding water and sewerage charges. Additional discounts may be available under the business bonus rates relief scheme dependent upon circumstances and further information can be obtained from East Ayrshire Council Non Domestic Rates Section.

TOWN PLANNING:

The premises are situated within a Conservation Area and are contained within a Category B listed building. The premises have previously been occupied for a Class 2 (Financial and Professional Services) use.

SERVICES:

Mains services of electricity, water and drainage are connected to the subjects. Natural daylight is provided by velux windows and artificial lighting by fluorescent strip and fixed pendant lighting.

LEASE TERMS:

The subjects are available to let for a period of flexible duration on Full Repairing and Insuring terms to contain the provision for reviews of rental.

RENT:

£5,200 per annum, exclusive

VAT:

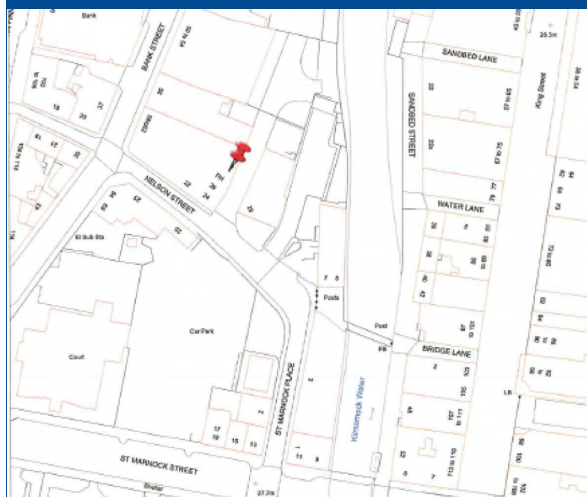
The rent is quoted exclusive of VAT which will be payable in addition upon rent and all other charges.

LEGAL COSTS:

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred in granting the new lease.

ENERGY PERFORMANCE RATING: G

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

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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.

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