



**Graham  
+ Sibbald**

**TO LET  
OFFICE**



**30 THE FOREGATE  
KILMARNOCK  
KAI ILU**

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- SELF CONTAINED OFFICE SUITE
- PROMINENT TOWN CENTRE LOCATION
- 234.17 SQ M (2,521 SQ FT)

# 30 THE FOREGATE, KILMARNOCK, KAI 1LU

## OFFICE

### LOCATION:

Kilmarnock has a resident population of approximately 43,588 (Census 2001) 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 property is prominently situated within Kilmarnock town centre at the top of The Foregate forming part of the Central Business District and Retail Centre of Kilmarnock town centre. Surrounding commercial occupiers include Clydesdale Bank Plc, and a number of local and national retailers.

The property is well situated within walking distance of the principle retailing area, adjacent to the majority of public car parking both to the east and west of the building and the multi-storey town centre car park located to the south of the property. Public transport is provided by both Kilmarnock Bus Station which is situated a short distance to the south east of the property and Kilmarnock Railway Station situated to the west.



### DESCRIPTION:

The subject property comprises an independent second floor office suite (the west suite) contained within a three storey building of concrete and brick construction.

Access to the subjects is provided via a common single staircase and stairwell from the Foregate. A secondary means of fire escape is provided to the west elevation of the property.

### ACCOMMODATION & FLOOR AREAS:

The accommodation comprises: Open Plan Office Accommodation, 3 Cellular Offices, Reception Area/Waiting Area, Store, Ladies WC and Gents WC.

According to our calculations the net internal area of the office suite extends to the following:

Second Floor Office Suite: **234.17 sq m (2,521 sq ft)**

All measurements have been 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 **£14,600**.

The Uniform Business Rate for the financial year 2012 / 2013 is 45p per pound of Rateable Value excluding water and sewerage charges.

### TOWN PLANNING:

The property is situated within the Settlement and Town Centre boundaries of Kilmarnock as outlined in the East Ayrshire Local Plan (Adopted Version October 2010).

We assume that the property benefits from either Use Class 2 (Financial, professional and other services) or Use Class 4 (Business) as outlined in the Town and Country Planning (Use Classes) (Scotland) Order 1997; however we would recommend that all interested parties satisfy themselves independently with reference to East Ayrshire Council Planning Department in respect of their proposed use.

### SERVICES:

Mains services of gas, electricity, water and drainage appear to be connected to the subjects. Heating is provided by a gas fired heating system. Interested parties should make their own enquiries directly to the utility providers.

### EPC RATING:



### LEASE TERMS:

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

### RENT:

**£13,500 per annum, exclusive**

### VAT:

The rental is quoted exclusive of VAT, which is not currently payable on rent and other charges. However, the landlord will reserve the right to charge VAT should the property be elected for VAT throughout the lease term.

### LEGAL COSTS:

The incoming tenant will be responsible for meeting the landlord's reasonable legal costs incurred in connection with granting the new lease including any Stamp Duty Land Tax and Registration dues.

### ENTRY:

By arrangement.

### VIEWING:

Strictly by appointment with the sole letting agent:

Graham + Sibbald  
Chartered Surveyors  
5 St Marnock Place  
KILMARNOCK KA1 1DU

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### WITH OFFICES IN:

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### 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.
3. Intending Purchasers/Tenants take the property as they find it.
4. 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.
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