

# 66 John Finnie Street



+ Graham  
Sibbald

Office



## KILMARNOCK KA1 1BS

**TO  
LET**

- First and second floor self-contained office accommodation
- Refurbished building with secure entry
- From 42.66 sq m (459 sq ft) to 138.98 sq m (1,496 sq ft)
- Potential for 100% Rates Relief
- Flexible lease terms



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# 66 John Finnie Street KILMARNOCK

## LOCATION

Kilmarnock has a population of approximately 46,159 persons (Census 2011) and is located in 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 to the east side of John Finnie Street between the junctions of College Wynd to the north and Bank Place to the south.

## DESCRIPTION

The subjects comprise office suites contained within first and second floor office accommodation within a mid-terraced three storey building of sandstone construction beneath a pitched and slated roof. Ground floor main door access is provided via a common entrance with security entry on John Finnie Street. The office suites are similar in size and offer similar accommodation by way of cellular office accommodation, kitchen, storage and w.c. facilities.

## FLOOR AREAS

The suites extend to a Net Internal Area of:

1M: 48.14 sq m (518 sq ft)

2L: 48.18 sq m (519 sq ft)

2M: 42.66 sq m (459 sq ft)

All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

## RATEABLE VALUE

The subjects are entered into the current valuation roll with a Rateable Value of:

1M: £3,650, 2L: £3,400, 2M: £3,350

The current Uniform Business Rate for the financial year 2016/ 2017 48.4p per pound of Rateable Value excluding water and sewerage charges.

## TOWN PLANNING

We assume the property benefits from Class 4 (Business) planning consent. We would recommend all interested parties satisfy themselves independently with reference to the local Planning Department in respect of their proposed use.

## SERVICES

Mains services of electricity, water and drainage appear to be connected to the subjects.

## LEASE TERMS

The subjects are available to let under an Internal Repairing and Insuring basis.

## RENT

Rents from £75 per week (£3,900 per annum), exclusive.

## VAT

The quoting rental is exclusive of VAT. VAT is not currently payable on rent.

## LEGAL COSTS

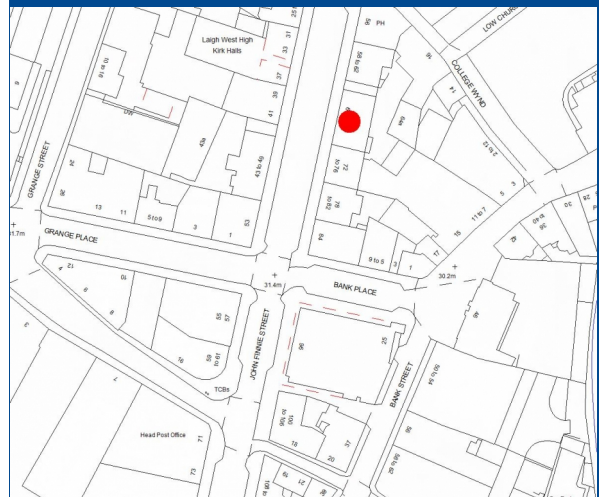
Each party will be responsible for meeting their own legal costs incurred in granting a new lease and the tenant for any Land and Buildings Transaction Tax and registration dues.

## ENERGY PERFORMANCE RATINGS

1M - F

2L & 2M - 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

Sorcha Johnstone - Tel: 07881 244 790

Email: Sorcha.Johnstone@g-s.co.uk



## CONTACT

Graham + Sibbald  
5 St. Marnock Place  
Kilmarnock,  
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.

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