



**Graham
+ Sibbald**

**TO LET
RETAIL**



**77-79 KING STREET
KILMARNOCK
KAI IPT**

CONTACT:

Graham + Sibbald
5 St. Marnock Place,
KILMARNOCK,
KAI IDU

Tel: +44 (0)1563 528000
Fax: +44 (0)1563 537764

Email: flang@g-s.co.uk

www.g-s.co.uk

- PROMINENT TOWN CENTRE RETAILING LOCATION
- 477.89 SQ M (5,144 SQ FT)

77-79 KING STREET, KILMARNOCK

RETAIL

LOCATION:

Kilmarnock has a resident population of approximately 43,588 persons (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 subject property is prominently situated within the prime retail pitch of Kilmarnock town centre on the west side of King Street at its junction with Water Lane to the south. King Street is predominantly pedestrianised although it forms part of the main bus route surrounding the one way ring road around Kilmarnock town centre. Both Kilmarnock Railway and Bus Stations are located within close proximity, as are public car parking facilities.

The surrounding area is of commercial use with occupiers including Boots, Marks & Spencer and WHSmith.



DESCRIPTION:

The subjects comprise a three storey and basement retail unit contained within a three storey and basement end terraced building. The external walls are of brick construction beneath a flat roof.

The property benefits from a fully glazed frontage at ground floor level and is accessed directly from King Street via a recessed pedestrian doorway.

FLOOR AREAS:

According to our calculations the Net Internal Areas extend to the following:

Basement:	47.94 sq m	(516 sq ft)
Ground Floor:	138.14 sq m	(1,487 sq ft)
First Floor:	139.17 sq m	(1,498 sq ft)
Second Floor:	152.64 sq m	(1,643 sq ft)
Total:	477.89 sq m	(5,144 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 **£69,750**.

The Higher Business Rate for the financial year 2012 / 2013 is 45.8p per pound of Rateable Value excluding water and sewerage charges.

TOWN PLANNING:

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

We understand that the property benefits from Class 1 (Retail) Use under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

We would advise all prospective tenants to make their own enquiries directly to East Ayrshire Council Planning Department in order to clarify the exact Planning Permission for their 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 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:

£25,000 per annum, exclusive.

VAT:

The rental is quoted exclusive of VAT. Prospective tenants will require to satisfy themselves independently as to the incidence of VAT upon the rent and any other charges.

LEGAL COSTS:

Each party will be responsible for meeting their own legal costs in connection with the granting of a new lease with the ingoing tenant being responsible to pay 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

Tel: 01563 528000
Fax: 01563 537764
e-mail: flang@g-s.co.uk
acameron@g-s.co.uk

PUBLICATION REFERENCE: 312021

WITH OFFICES IN:

- ABERDEEN
- DUNDEE
- EDINBURGH
- FALKIRK
- GLASGOW
- HAMILTON
- INVERNESS
- KILMARNOCK
- KIRKCALDY
- PAISLEY
- PERTH
- STIRLING
- WEYBRIDGE



**Graham
+ Sibbald**

www.g-s.co.uk

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.