

49B Titchfield Street



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KILMARNOCK KA1 1QS

**TO
LET**

- From £35 per week
- Flexible leases
- Potential for 100% Rates Relief
- 39.38 sq m (424 sq ft)



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49B Titchfield Street KILMARNOCK

LOCATION:

Kilmarnock has a resident population of approximately 46,159 persons (Census 2011) and is located within East Ayrshire approximately 22 miles south west of Glasgow, 13 miles north of Ayr and 7 miles east of Irvine connected by the A71 and A77/ M77 trunk roads. The subject property is prominently situated on the west side of Titchfield Street within Kilmarnock Town Centre. The property is situated within walking distance from Kilmarnock Railway and Bus Stations and also benefits from adequate car parking within close proximity.

DESCRIPTION:

The subjects comprise a second floor self contained office suite within a substantial mid-terraced three storey building of brick construction with a red sandstone facade and a pitched and tiled roof. Access to the suite is via an independent close stairwell entrance with access directly to Titchfield Street. The suite benefits from its own independent w.c. facilities.

FLOOR AREA:

The unit extends to a Net Internal Area of 39.39 sq m (424 sq ft). All measurements were 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 £2,250. 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 property is situated within the settlement and town centre boundaries of Kilmarnock as outlined in the East Ayrshire Local Plan (Adopted Version 2010). The property is also classified as a Category C Listed Building. The suite has been utilised for Class 4 (Business) Use as outlined in the Town & Country Planning (Use Classes) (Scotland) Order 1997 and we assume that they are suitable to continue for this purpose. We would recommend that 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. We would however advise interested parties to make their own enquiries directly to the utility providers.

LEASE TERMS:

The subjects are available to let for a period of flexible term duration.

RENT:

From £35.00 per week (£1,820 per annum).

VAT:

The quoted rentals are exclusive of VAT which will be payable in addition.

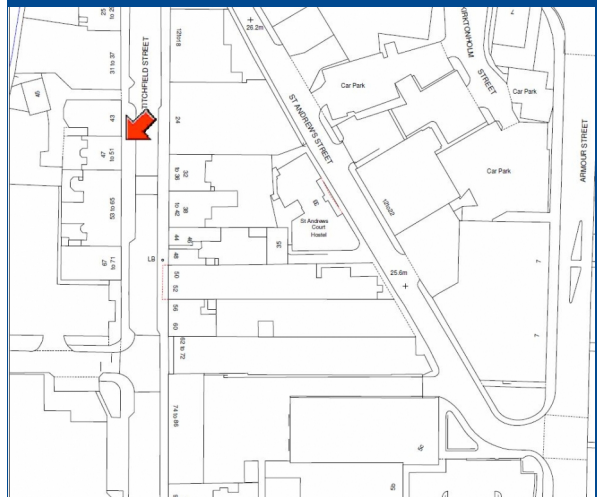
LEGAL COSTS:

Each party will be responsible for meeting their own costs in connection with the granting of a new lease.

EPC:

TBC

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

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KA1 1DU
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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. 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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