

Ground Floor, 22 Nelson Street



+ Graham
Sibbald

Retail



KILMARNOCK KA1 1BD

**TO
LET**

- Prominent Town Centre Location
- Fully Refurbished Retail Unit
- Double Display Frontage
- Potential for 100% Small Business Rates Relief
- 25.46 sq m (274 sq ft)



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Ground Floor, 22 Nelson Street KILMARNOCK

LOCATION

Kilmarnock has a population of 46,159 (Census 2011) and is located within East Ayrshire approximately 22 miles south of Glasgow, 13 miles north of Ayr and 7 miles east of Irvine connected by the A71 and A77 to M77 trunk roads. The property is prominently situated within the Central Business District of Kilmarnock and lies to the north east of Nelson Street between the junctions of Bank Street to the north west and St Marnock Place to the south east.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey and attic building of brickwork construction under a pitched and slated roof. Access from the property is gained directly from Nelson Street. Internally the accommodation comprises an open plan retail unit with w.c. facilities to the rear and benefits from a double display frontage.

FLOOR AREAS

According to our calculations the subjects extends to a Net Internal Area of 25.46 sq m (274 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 current Rateable Value of £5,700 and £4,750 effective from 1st April 2017.

The current Uniform Business Rate for the financial year 2016/2017 is 48.4p per pound of Rateable Value excluding water and sewerage charges. The premises are eligible for 100% Small Business Rates Relief, subject to conditions.

TOWN PLANNING

The subjects have previously been utilised as Retail (Class 1). We would advise all prospective tenants to make a formal written enquiry directly to East Ayrshire Planning Department in order to clarify the exact planning permission for the 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 relevant authorities.

LEASE TERMS

The subjects are available to let for a period of flexible or longer term duration on Full Repairing and Insuring terms. Incentives are available upon a full lease package.

RENT

£7,500 Per Annum.

VAT

The rental quoted is exclusive of VAT. VAT will be payable upon rent and any other charges.

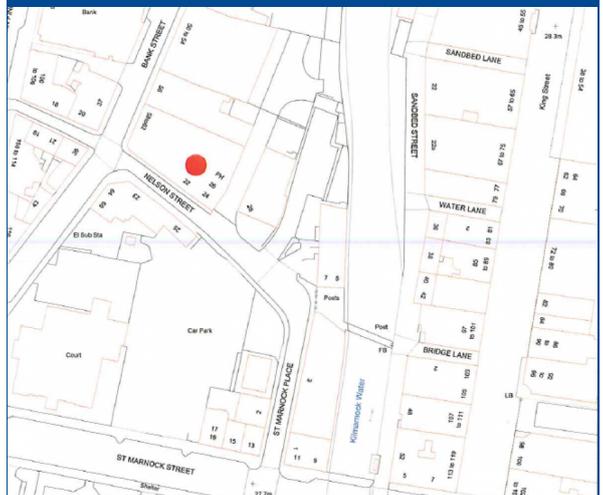
LEGAL COSTS

Each party will be responsible for meeting their own legal costs incurred in the granting of the new lease.

ENERGY PERFORMANCE RATING



TO LET Retail



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

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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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