

# 45a John Finnie Street



+ Graham  
Sibbald

Retail



## KILMARNOCK KA1 1EE

**TO  
LET**

- Prominent town centre location
- Extensive display frontage
- 100% Rates Relief subject to status from 1st April 2017
- 76.40 sq m (822 sq ft)



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# 45a John Finnie Street KILMARNOCK

## LOCATION

Kilmarnock has a population of 46,159 persons (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/ M77 trunk roads. The property is prominently situated to the west side of John Finnie Street between the junctions of John Dickie Street and Grange Place.

## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a two storey and attic mid-terraced building of brick construction with red sandstone frontage under a pitched and slated roof. The unit has an extensive double display frontage with central single pedestrian doorway, accessed directly from John Finnie Street.

## FLOOR AREA

The unit extends to a total net internal area of 76.40 sq m (822 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 Rateable Value of £14,900 reducing to £13,100 from 1st April 2017. The Uniform Business Rate for the financial year 2016/ 2017 is 48.4p per pound of Rateable Value excluding water and sewerage charges.

## TOWN PLANNING

We are advised the subjects benefits from Class 1 (Retail) planning permission in accordance with the Town and Country Planning (Use Classes) (Scotland) Order 1997 and form part of a Category C(S) Listed Building.

## SERVICES

Mains services of gas, 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 or longer term duration on Full Repairing and Insuring terms.

## RENT

£13,000 per annum.

## VAT

The quoted rent is exclusive of VAT, which is not currently payable upon the rent and other charges.

## LEGAL COSTS

Each party will be responsible for meeting their own legal costs incurred in connection with granting a new lease with the tenant being responsible for any Land and Buildings Transaction Tax and Registration Dues.

## ENERGY PERFORMANCE RATING



# TO LET Retail



## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 07803 896978

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Sorcha Johnstone - Tel: 07881 244 790

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## Hamilton

01698 422500

## Inverness

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## Kirkcaldy

01592 266211

## Paisley

0141 889 3251

## Perth

01738 445733

## St Andrews

01334 476 210

## Stirling

01786 463111

## Weybridge

01932 260 726

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Please read carefully

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