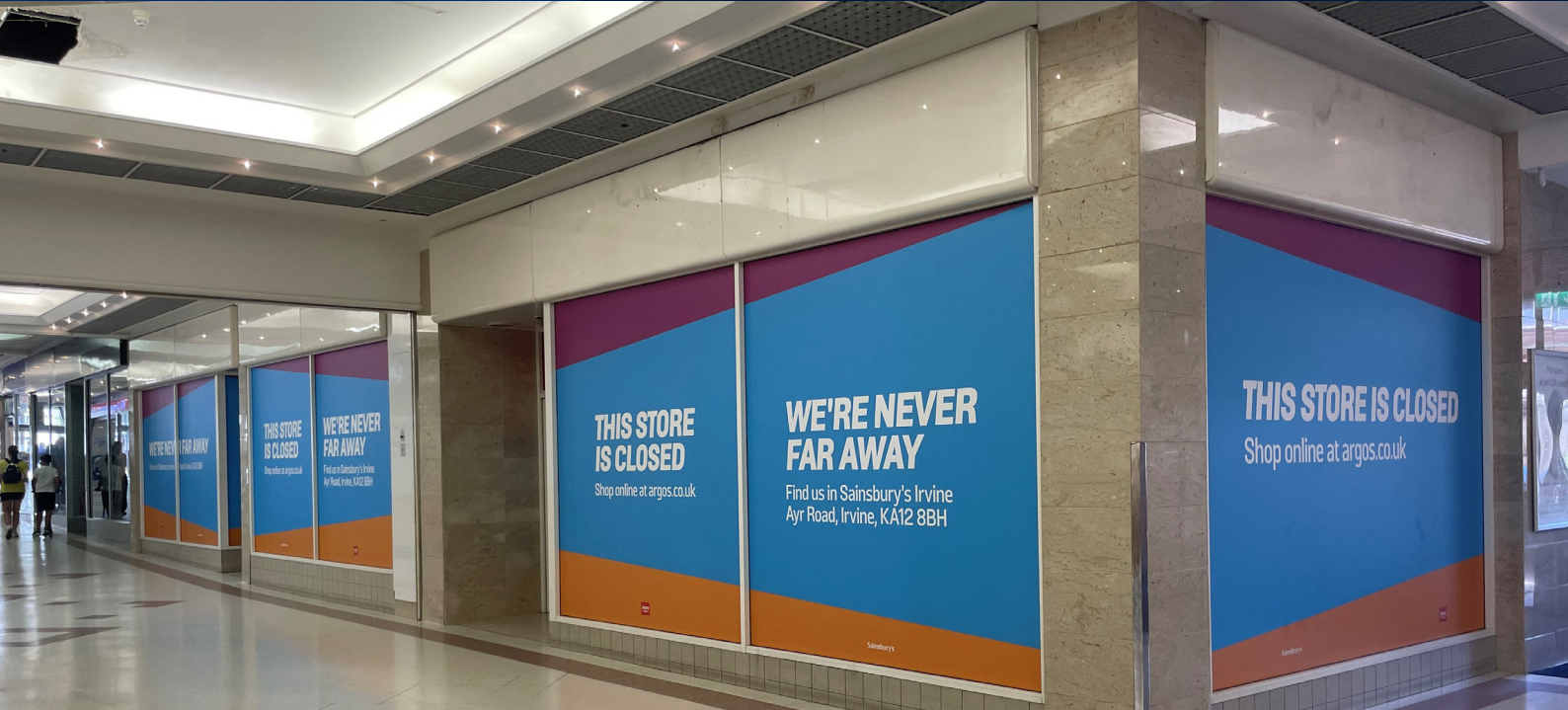


TO LET

Units 18-19 Burns Precinct, King Street
Kilmarnock KA1 1LT

- ▶ Large retail unit with extensive frontage
- ▶ Available for occupation
- ▶ 13,003 sq ft
- ▶ Rent on application



LOCATION

Kilmarnock is situated approximately 25 miles southwest of Glasgow city centre and, along with Irvine and Ayr, it is one of the principal towns in Ayrshire.

The town has a resident population of approximately 46,000 with a district population estimated in the region of 80,000. The subject property occupies a prime location on King Street, the main retailing thoroughfare for the town, with nearby occupiers including **New Look**, **Boots**, **Greggs** and **JD Sports**.

ACCOMMODATION

The unit is arranged over ground and first floor, and extends to the following approximate net internal floor areas:

GROUND	5,395 SQ FT	501.21 SQ M
FIRST	7,608 SQ FT	706.81 SQ M
TOTAL	13,003 SQ FT	108.2 SQ M

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£70,750**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 54.5p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£38,559**.

SERVICE CHARGE

The estimated annual service charge for the current year (2023/24) is approximately £47,771.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

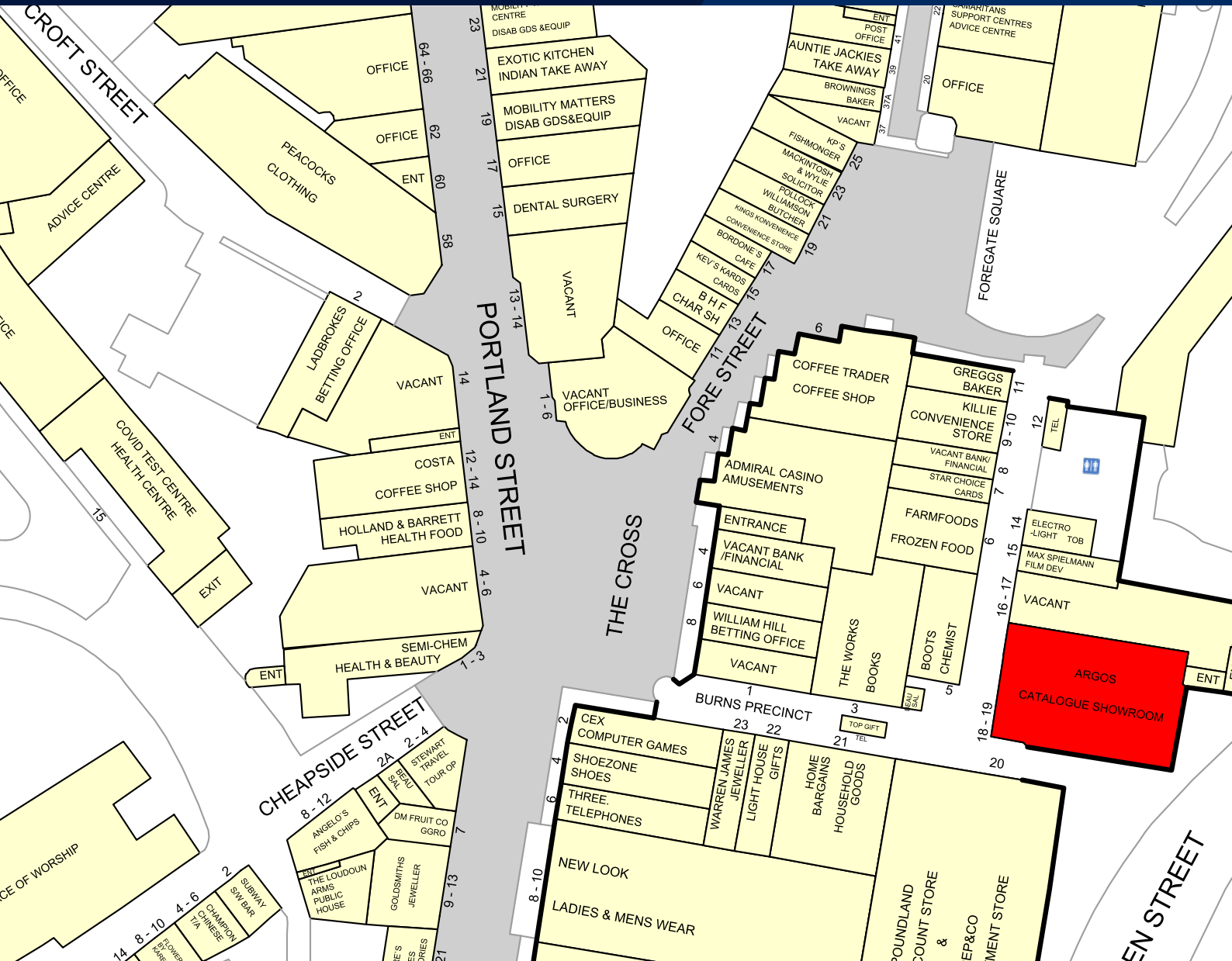
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET

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Kilmarnock KA1 1LT



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