

TO LET
INDUSTRIAL

 **GRAHAM
SIBBALD**



**115 St. Andrews Street,
Kilmarnock, KA1 3EX**

- Fully refurbished self-contained storage/workshop accommodation
- Situated close to Glencairn Industrial Estate and Kilmarnock town centre
- Potential for 100% rates relief
- No VAT payable

LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main administrative centre of the Council. The town has a resident population of approximately 47,064 persons (Census 2022) and draws on a wider rural catchment and population of surrounding towns and villages.

Kilmarnock is situated approximately seven miles east of Irvine and 13 miles north west of Ayr and 25 miles south west of Glasgow connected by the A71 and A77 / M77 trunk roads respectively. The A77/M77 provide direct access to Glasgow and the Scottish motorway network.

The subject property is prominently situated on the west side of St Andrews Street to the north of the junction with East Netherton Street and Bentinck Street.



DESCRIPTION

Single storey detached industrial premises with main road frontage and small dedicated parking area. The building is of cavity brick construction with timber and steel truss roof overlaid in profile metal cladding. Two vehicle roller door provide access directly to St Andrews Street.

Internally, the accommodation has recently been refurbished and provides two interconnecting open plan units with an office and w.c.

ACCOMMODATION

115 St Andrews Street	2,057 Sq Ft	191.1 Sq M
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RATEABLE VALUE

The current rateable value is £5,900.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

The rental is quoted exclusive of VAT.

VAT is not currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

QUOTING RENT

£12,000 Per Annum

TENURE

The premises are offered on Full Repairing and Insuring terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a 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.
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.