TO LET
OFFICE

GRAHAM SIBBALD



First Floor, 25 Portland Road,
Kilmarnock, KA1 2BT

- First floor office accommodation
- Prominent town centre location
- No VAT applicable
- Potential for 100% business rates relief

LOCATION

Kilmarnock is situated in East Ayrshire and has a resident population of approximately 47,064 persons (Census 2022). Kilmarnock is located approximately 7 miles east of Irvine, 13 miles north east of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/M77 trunk roads respectively. The A77 and M77 provides direct access to Glasgow and the Scottish motorway network.

The subjects are situated to the north side of Portland Road between the junctions of Grange Street and John Finnie Street, Kilmarnock.



DESCRIPTION

The subjects comprise self contained first floor office accommodation contained within a traditional semi detached building of stone construction under a pitched and slated roof.

Internally the accommodation comprises three private offices, store, kitchen and WC facilities.

A common entrance vestibule is shared with the proprietors of the ground floor and rear first floor accommodation.

ACCOMMODATION

First Floor	460 Sq Ft	42.73 Sq M

RATEABLE VALUE

The current rateable value is £4,700.

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





VAT
The rental is quoted exclusive of VAT.

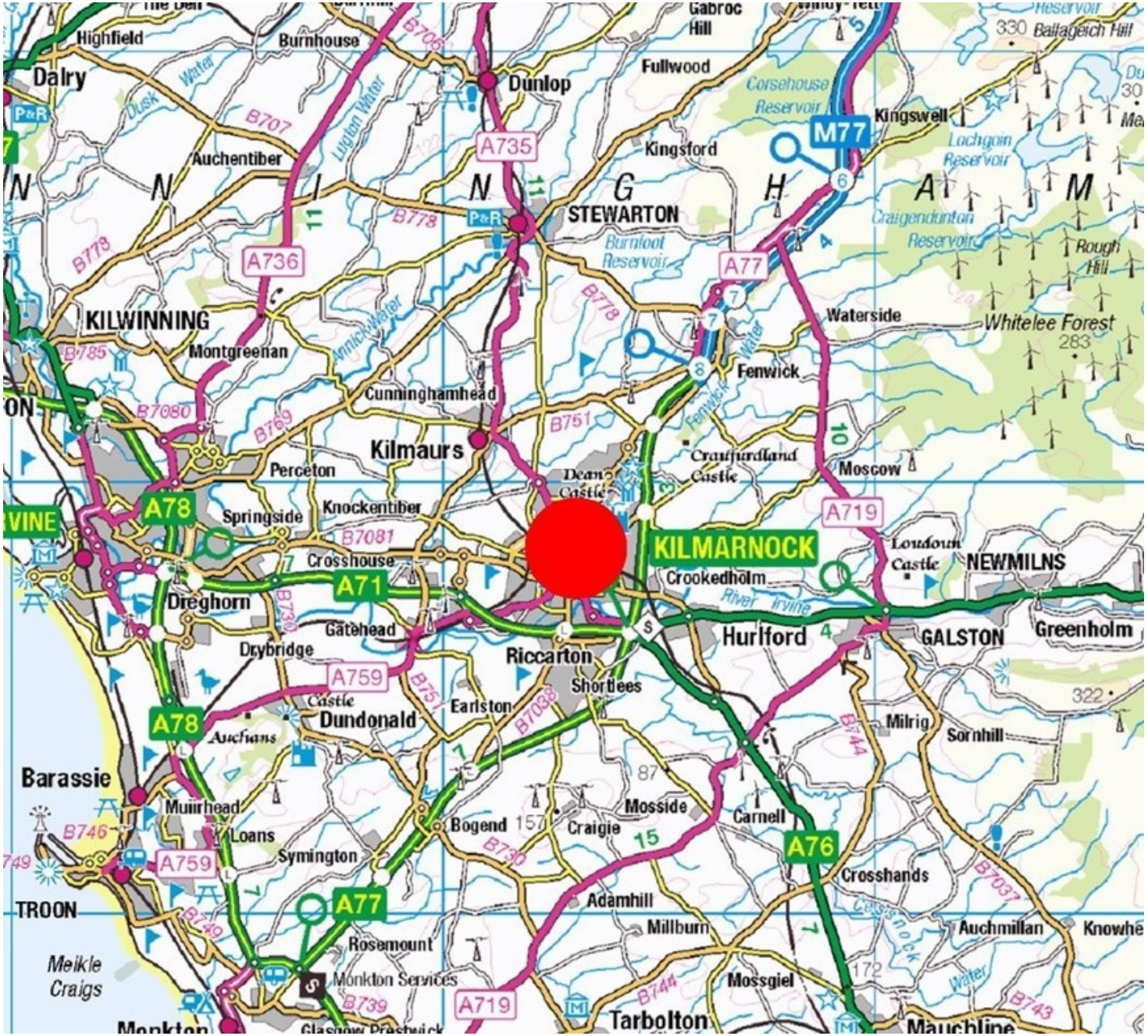
VAT is not currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE
EPC rating 'G'. Certificate available upon request.

QUOTING RENT
£6,000 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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