TO LET
LEISURE

GRAHAM SIBBALD



First Floor, 58 John Finnie Street,
Kilmarnock, KA1 1BS

- Class 11 Use: Suitable for Leisure and Gym uses
- Potential for Rates Relief
- Flexible Lease Terms

LOCATION

The property is prominently situated on the John Finnie Street within Kilmarnock Town Centre, forming part of the one way ring road around the Town Centre which has high vehicular traffic and on-street parking. Kilmarnock railway station and bus station are within close proximity.

Surrounding occupiers include The Clansman Bar, Lumiescents, Gallery 2, Faulds the Butchers and Kilmarnock Foot Clinic.



DESCRIPTION

The subjects comprise a former nightclub occupying the upper two floors an attractive three storey Category "B" Listed building formed in brick with red sandstone façade beneath a pitched and slated roof.

The property is accessed from a main entrance and staircase from John Finnie Street providing independent access to both first and second floors, which have potential for independent occupation.

Each floor is of open plan nature and has independent WC and storage facilities. A rear fire exit provides full access to both floor from the rear.

ACCOMMODATION

First Floor	278.76 Sq M	3,000 Sq Ft

RATEABLE VALUE

To be reassessed





VAT
The rental is quoted exclusive of VAT.

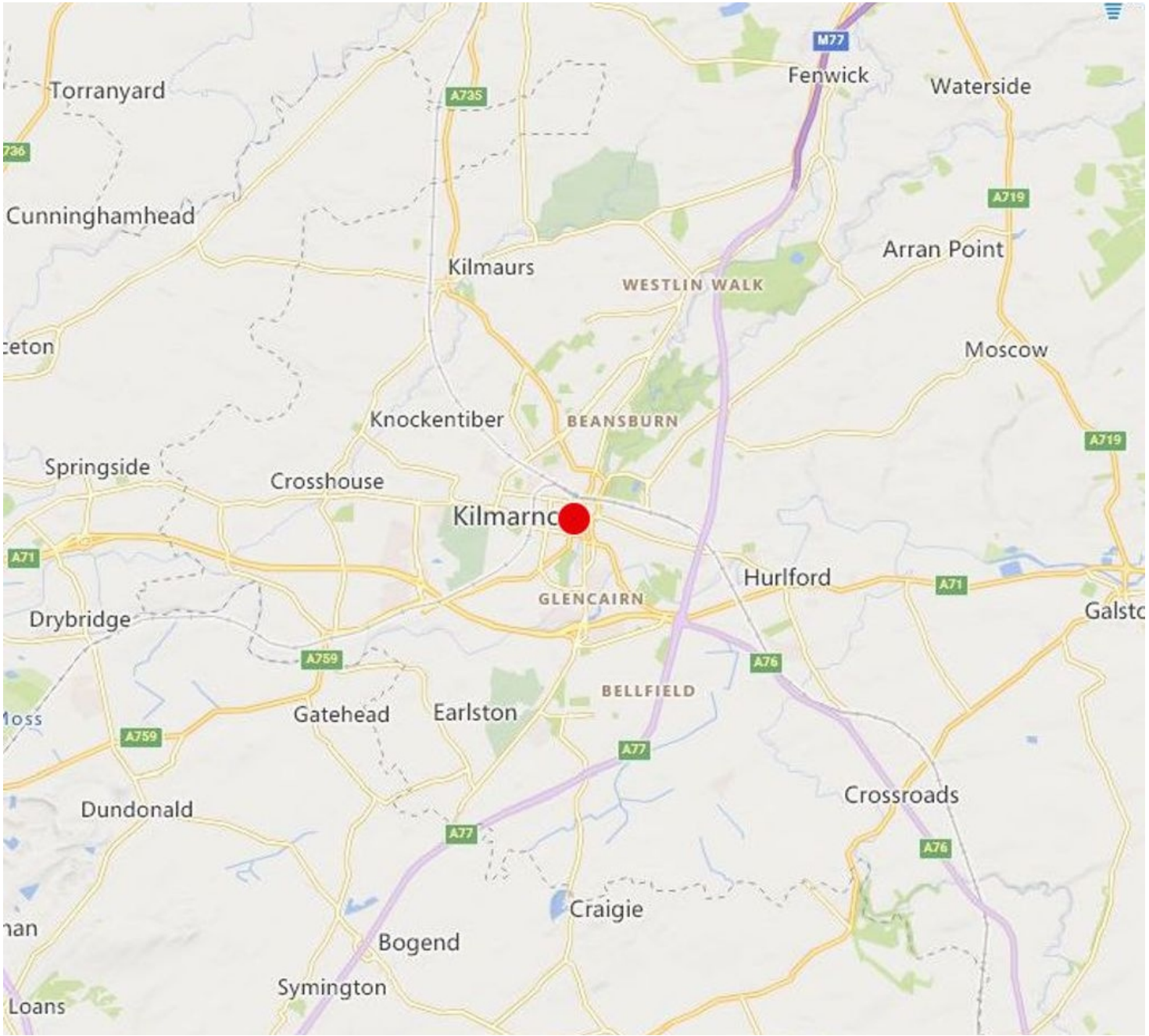
VAT is not currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE
Certificate available upon request.

QUOTING RENT
£7,500 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:



FRASER LANG
Fraser.Lang@g-s.co.uk
07803 896 978



DEANNA HUGHES
Deanna.Hughes@g-s.co.uk
07771 066 816

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