TO LET
Retail

GRAHAM SIBBALD



2 College Wynd, Kilmarnock, KA1 1HN

- Fully refurbished independent suites
- Prime town centre location
- Inclusive rents from £100 per week
- Potential for 100% rates relief
- 13.95 - 14.15 sq m (150 - 152 sq ft)

The subjects comprise suites contained within a two storey and attic traditional building with common access from College Wynd.

Each suite provides modern self contained independent accommodation, refurbished to a high standard.





LOCATION

Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the council. The town has a resident population of approximately 46,159 persons (Census 2011) although draws on a wider rural catchment population from surrounding towns and villages.

The subjects are prominently situated within the Central Business & Retail District of Kilmarnock on the north west side of Bank Street at the corner with its junction to College Wynd.

SIZE

	Sq Ft	Sq M
Room 4	152	14.15
Room 5	150	13.95

RENT

Room 4

£140 per week (£7,280 per annum) inclusive of utilities.

Room 5

£100 per week (£5,200 per annum) inclusive of utilities.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value of each room is £1,550. The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

The rental price quoted is exclusive of VAT. VAT is not currently payable upon the rental price and any other charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC

EPC rating 'G'. Certificate available on application.

To arrange a viewing contact:



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IMPORTANT NOTICE

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