

TO LET / MAY SELL  
RETAIL

 **GRAHAM  
SIBBALD**



36 - 40 King Street  
Kilmarnock  
KA1 1NP

- Prominent high street location
- Generous retail ground floor space with upper floor amenities
- Floor to ceiling height frontage
- 7,498 sqft / 696.56 sqm

## LOCATION

Kilmarnock is the administrative centre of the East Ayrshire Council area and has a resident population of approximately 46,580 persons, although draws upon a wider catchment area from villages such as Galston, Kilmaurs and Stewarton.

The subjects are situated within a retail pedestrianised thoroughfare on the west side of King Street, bound by Water Lane to the north and Bridge Lane to the south, within Kilmarnock town centre.

The surrounding area is predominantly of retail use at ground floor level with offices above. Surrounding occupiers include Boots, Marks & Spencer, Savers, Betfred, Mobile Solutions, and an Amusement Arcade.



## DESCRIPTION

The subjects comprise a ground and first floor retail unit within a two-storey building of steel frame construction. The external elevations are a combination of facing brick to the rear and side elevation with a full glazed shop front to the main entrance and recessed pedestrian entrance.

Internally the ground floor comprises a large open-plan sales area and ancillary accommodation. The first floor comprises stock/storage, staff/kitchen, office, comms/server room and male and female wc's.

The retail area is currently well-fitted with a full suspended ceiling incorporating recessed air conditioning units

Access for loading is provided to the rear elevation.

## ACCOMMODATION

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground       | 4,560 Sq Ft        | 423.62 Sq M        |
| First        | 2,938 Sq Ft        | 272.94 Sq M        |
| <b>Total</b> | <b>7,498 Sq Ft</b> | <b>696.56 Sq M</b> |

\*The ITZA is 2,434 sqft /226.12 sqm

## QUOTING RENT/PRICE

£30,000 Per Annum

Price on Application



## **VAT**

The rental is quoted exclusive of VAT.

VAT is currently payable upon the rent and any other charges.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC rating 'D'.

Certificate available upon request.

## **RATEABLE VALUE**

The current rateable value is £49,400.

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

## **TENURE**

Purchase offers are for the freehold interest.

For letting, 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.

For the avoidance for of doubt, if purchasing, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.



To arrange a viewing please contact:



**DEANNA HUGHES**  
deanna.hughes@g-s.co.uk  
07771 066 816



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

#### 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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 07-Oct-2026

#### 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.