



71 King Street, Kilmaronock, KA1 1PT

- Self-contained first floor office accommodation
- Town centre location
- Potential for 100% rates relief
- 84.81 sq m (913 sq ft)

The subjects comprise first floor office premises contained within a two storey mid-terraced building of cavity brickwork construction and double pitched roof clad in slate. The external walls appear of cavity brick construction and are rendered externally with the front elevation benefitting from a paintwork finish. The roof is of double timber pitched design clad in slate with a central valley gutter. The property has PVC framed windows to both front and rear elevation.

The property is accessed directly from King Street via double metal doors from a recessed vestibule providing a dedicated access to a timber staircase providing access to the upper floor accommodation.

Internally, the property has a suspended timber floor carpeted and linoleum covered throughout. Walls are plasterboard lined, papered and painted, with ceilings in part of suspended metal grid style and timber panelled in places.



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 46,159 persons (Census 2011) and draws on a wider rural catchment and population of surrounding towns and villages.

The subject property is prominently situated with a prime retail pitch of Kilmarnock town centre on the west side of King Street close to the junction with St Marnock Street.

The surrounding area is of mixed commercial use with retail and café premises in close proximity.

SIZE

Floor	Sq Ft	Sq M
First Floor	913	84.81

PRICE / RENT

Offers over £55,000 are invited for the freehold interest.

Offers over £7,000 per annum are sought for the leasehold interest.

RATES

The current rateable value is £6,400. The current Uniform Business Rate for the financial year 2024/2025 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

EPC

Certificate available upon request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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KIL-2024-06-0002