TO LET - RETAIL

82 KING STREET

KILMARNOCK, KA1 1PD

KEY HIGHLIGHTS

- Located in Kilmarnock's town Centre
- Rent £20,000 Per annum
- Main retailing pitch
- Double - fronted two storey retail unit
- Parking nearby
- Qualifies for Small Business Rates Relief

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Lapsley McManus

SUMMARY

Rent	£20,000 per annum Rent exclusive of VAT
Rates Payable	£7,070 per annum
Rateable Value	£14,700
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The subjects comprise a two storey building with a double fronted retail unit on the ground floor. The first floor provides useful storage and ancillary accommodation.

LOCATION

The property is located on the east side of King Street in the heart of the main retailing pitch in Kilmarnock town centre.

The property occupies a prominent trading position adjacent to the long established Marks & Spencer store with other
nearby occupiers including Boots, Superdrug and River Island.

Queen Street is located south and the main car parks around the town centre are within a 5 minute walk.

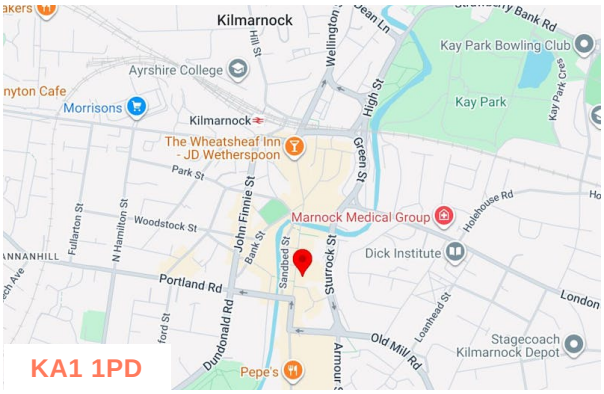
ACCOMMODATION

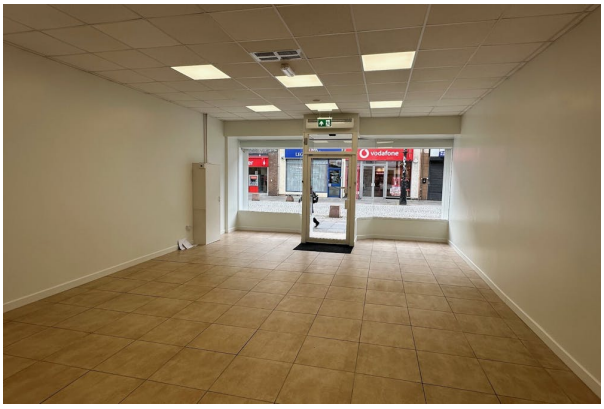
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	964	89.56	Available
1st	913	84.82	Available
Total	**1,877**	**174.38**	

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available on request.





VIEWING & FURTHER INFORMATION

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