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TO LET

Office, Retail

UNIT 6, 6-10 TITCHFIELD STREET, KILMARNOCK, KA1 1PH

The property is undergoing refurbishment and will provide retail space to the front which inter-connects to the rear

- Refurbished property
- Busy thoroughfare
- Class 3 hot food potential
- Main road frontage
- Good transport links
- Rates exemption potential
- No VAT payable on rent



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LOCATION

Kilmarnock is situated in East Ayrshire, Scotland and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

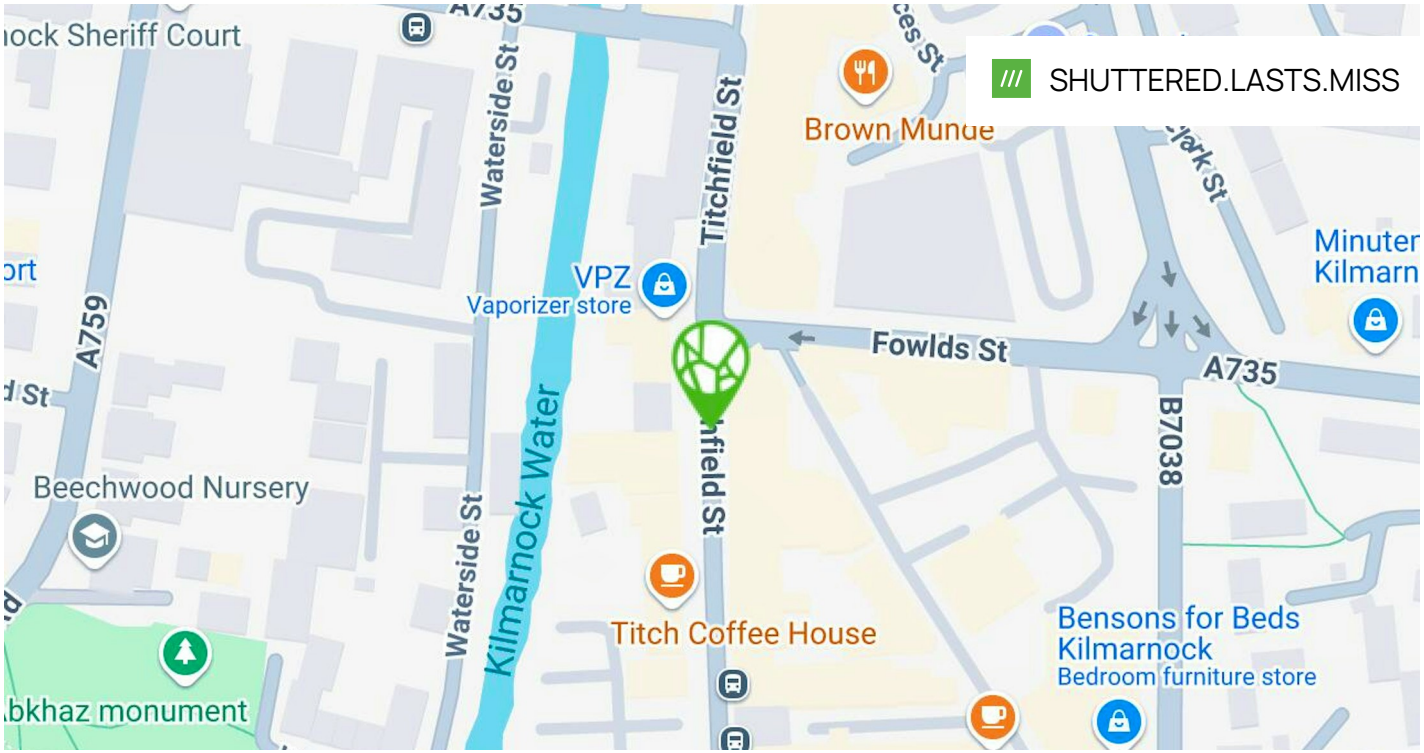
The property is prominently situated at the top of Titchfield Street, at the junction with Fowlds Street which forms part of the Kilmarnock Ring Road. The situation of the subjects benefit from a high level of passing pedestrian and vehicular traffic due to their proximity to Kilmarnock Town Centre.

The property enjoys excellent public transport connections, with regular bus services passing along Titchfield Street, whilst Kilmarnock Rail Station takes less than 10 minutes walk to reach. Nearby occupiers include Oceans 11, VPZ and Tikka Way.

DESCRIPTION

The property comprises a ground floor end terraced retail unit contained within a two-storey building of masonry construction under a flat roof.

The property is undergoing refurbishment and will provide retail space to the front which inter-connects to storage space and staff welfare facilities to the rear. The floor throughout the space is covered in tiles. The walls will be of plaster/paint and the suspended grid ceiling will incorporate LED box lighting. Space heating will be provided electrically.





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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	519	48.22

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £9,750 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £4,800. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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