kirkstone

TO LET

Retail

5 TITCHFIELD STREET, KILMARNOCK, KA1 1QW

The property comprises a ground floor mid terraced retail unit contained within a three-storey building of masonry construction

- Busy thoroughfare
- Main road frontage
- Good transport links
- Rates exemption potential
- No VAT payable on rent

0141 291 5786 kirkstoneproperty.com

kirkstone

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, close to its 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.

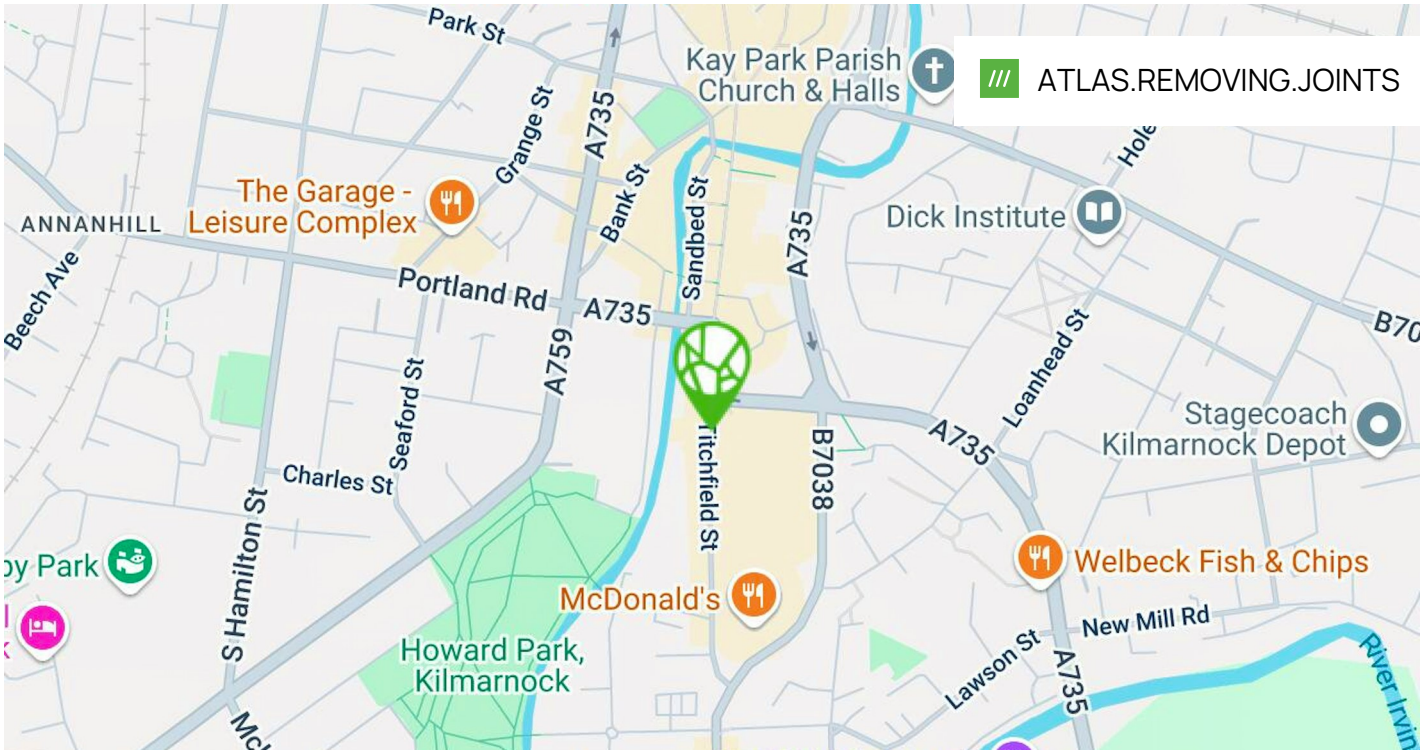
The property enjoys excellent public transport connections, with regular bus services passing along Titchfield Street, whilst Kilmarnock Rail Station takes less than 10 minutes walk to reach. Nearby occupiers include Oceans 11, VPZ and Tikka Way.

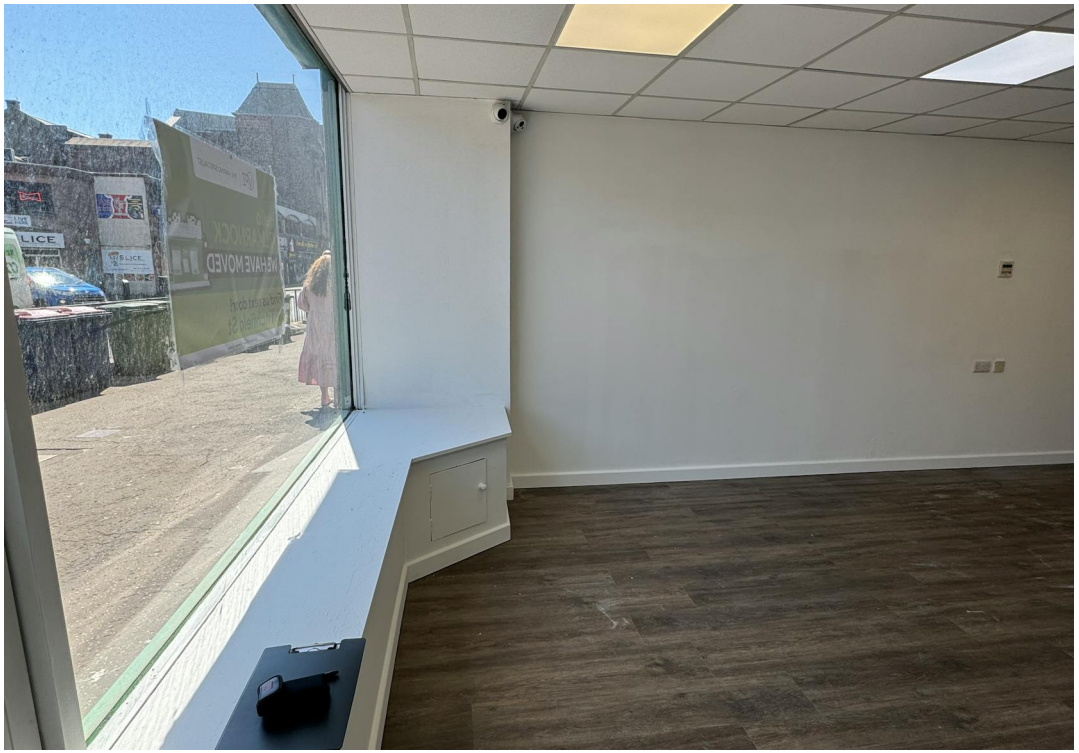
DESCRIPTION

The property comprises a ground floor mid terraced retail unit contained within a three-storey building of masonry construction interconnecting to a single storey rear extension.

Externally, the shop has a single glazed frontage under a non-illuminated fascia board and is accessed via a single pedestrian door which leads into the sales area. The floor is covered in laminate and the walls are of plaster/paint. The suspended grid ceiling incorporates LED box lighting. An office, kitchenette and staff welfare facilities are provided to the rear of the shop. Space heating will be provided electrically.

0141 291 5786 kirkstoneproperty.com





Hello
KILMARNOCK
WE HAVE MOVED
Find us next door!
15 Titchfield St
JUST EAT
TAPPO

kirkstone

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Retail	648	60.20

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 £11,950 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £7,200.

The occupier may be eligible for rates relief, subject to status.

EPC

B (23)

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

RICS Regulated by RICS

Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: October 2026