kirkstone

TO LET

Office, Restaurant, Takeaway

UNIT 2, 39-41 JOHN FINNIE STREET, KILMARNOCK, KA1 1BL

Class 3 hot food permission granted. The space is mostly open plan with a separate office and access to staff welfare facilities.

- Town Centre location
- Main arterial route
- Subjects over 2 floors
- Alternative use potential
- No VAT payable on rent
- 1091 sq ft - 2628 sq ft



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LOCATION

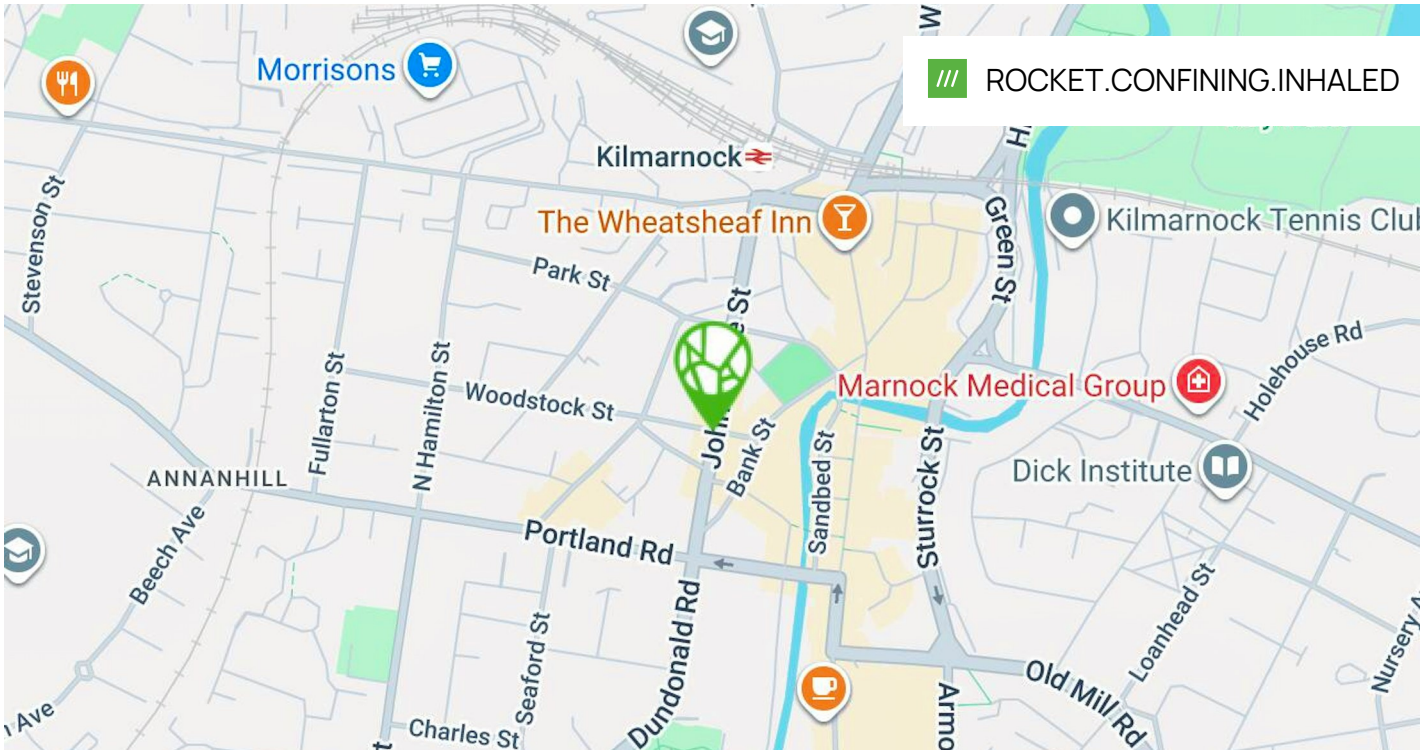
Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The premises sit on the west side of John Finnie Street (A735) which forms part of the town centre ring road and is a busy thoroughfare immediately west of the town centre retail area. The situation of the subjects benefit from a high level of passing pedestrian and vehicular traffic. Good public transport links are available close by with Kilmarnock train station taking around 4 minutes' walk. Surrounding occupiers include RBS Kilmarnock, Slater Hogg & Howison & The Duke.

DESCRIPTION

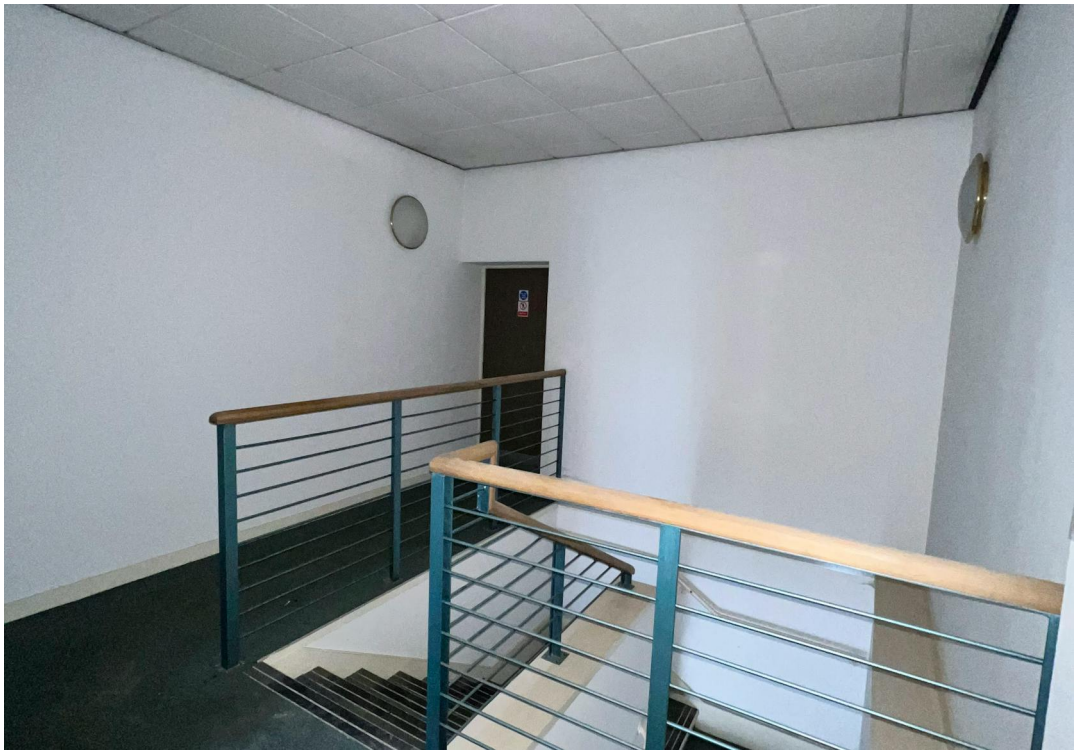
The property comprises a mid-terraced red sandstone building under a pitched and slated roof. The subjects comprise the first and attic floors. A dedicated aluminium framed and glazed door off the pavement provides access to a stairwell which leads to the first floor.

Internally, the space is mostly open plan with a separate office and access to staff welfare facilities. The floors are of concrete and covered in carpet. The walls are of plaster/paint and the ceilings are of suspended tile which incorporate led box lighting. Class 3 hot food consent has been obtained and alternative uses may be considered, subject to approval. The space is available in part.





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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
1st	Restaurant	1,537	142.79
1st	Restaurant	1,091	101.36
2nd	Other	110	10.22
Total		2,738	254.37

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, from a rent of £6,000 to £12,000 per annum. Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £11,900. An 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

LEGAL FEES

~~Each party to bear their own costs~~

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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Date of Publication: October 2026