TO LET / FOR SALE - RETAIL

17 BANK STREET

KILMARNOCK, KA1 1HA



KEY HIGHLIGHTS

- 1,278 sq ft
- Well-presented Class 1A premises
- New FRI lease available - £12,500 PA - no VAT
- Neighbouring occupiers include The Coffee Press, Allure Hair & Beauty, Nicola's Pantry, My Little Gift Box, First Edition Bar
- Available for immediate occupation
- Ideally suited for retail, salon, clinic, showroom etc.
- Eligible for 52.50% rates relief under Small Business Bonus Scheme

SUMMARY

Available Size	1,278 sq ft
Rent	£12,500 per annum
Price	Price on application
Rates Payable	£6,922.20 per annum Some occupiers may be eligible for rates relief under the Small Business Bonus Scheme subject to meeting set criteria. Resulting in rates payable of £3175.80 per annum.
Rateable Value	£13,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced ground floor Class 1A premises.

Externally benefits from a modern shopfront with customer entrance all protected by manually operated security shutters.

Internally open-plan accommodation to the front with single WC, additional space to the rear provides further storage space or treatment rooms for beauty occupiers.

LOCATION

Kilmarnock is located within within the East Ayrshire Local Authority Region approximately 24 miles south of Glasgow, 9 miles east of Irvine, 14 miles north of Prestwick and 17 miles north of Ayr.

The town has a population of approximately 45,000 and is the principal retail centre for East Ayrshire

More specifically, the subjects are situated within the heart of Kilmarnock Town Centre on the west side of Bank Street by its junction with Bank Place.

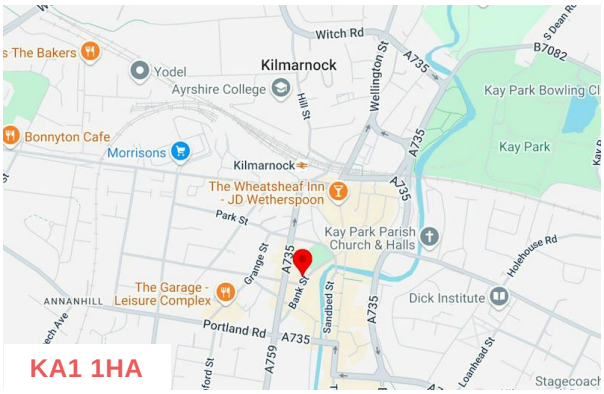
Bank Street is an attractive cobbled retail street home to a mixture of well known local retailers, coffee operators and professional service businesses.

Neighbouring occupiers include The Coffee Press, Allure Hair & Beauty, Nicola's Pantry, My Little Gift Box, First Edition Bar.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,278	118.73	Available
Total	**1,278**	**118.73**	









VIEWING & FURTHER INFORMATION

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