TO LET / FOR SALE - RETAIL

87 JOHN FINNIE STREET

KILMARNOCK, KA1 1BG

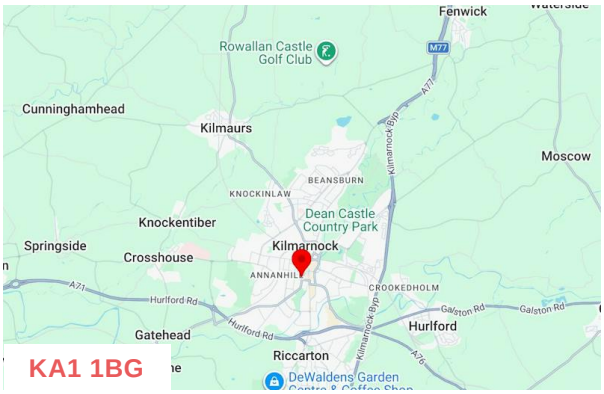


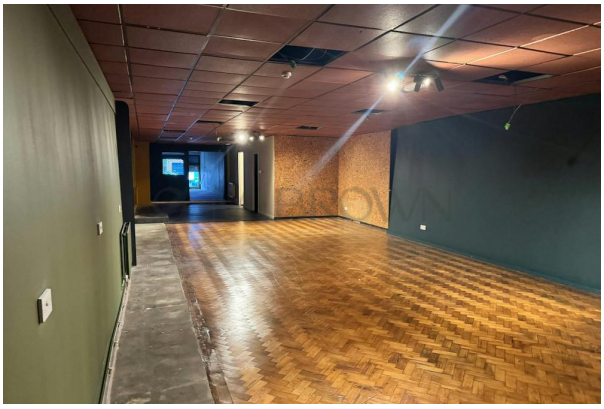
KEY HIGHLIGHTS

- 2,530 sq ft
- Situated on busy main road with high volumes of passing traffic
- Eligible for 100% rates relief
- Nearby occupiers include Coop Funeral Care, Allied Surveyors, Neil F McPherson Solicitors & George Tannahill & Sons.
- Available for immediate occupation
- On-street parking provided
- No VAT

SUMMARY

Available Size	2,530 sq ft
Rent	£9,600 per annum
Rates Payable	£5,029.80 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£10,100
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Extensive retail space that could also be used for various uses such as hairdressers, beauticians, studio space as well as offices, gym use/pilates/yoga subject to planning.

Externally benefits from a single shopfront with customer entrance protected by manual security shutters.

Internally the subjects have been most recently used as a furniture showroom with tea prep and WC. The subjects have been configured to allow storage to the rear of the shop floor. There is scope to further divide the space to create additional treatment rooms to the rear of the premises to suit incoming tenants needs.

LOCATION

Kilmarnock is the largest town within the East Ayrshire region having a population in excess of 46,000 persons.

John Finnie Street is a busy main thoroughfare within Kilmarnock Town Centre, a short walk away from the main retailing area.

The property lies on the west side of the street close to Kilmarnock railway station, East Ayrshire Council offices, Kilmarnock Sheriff Court and Ayrshire College, as well as a variety of retail and office businesses.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,530	235.04	Available
Total	**2,530**	**235.04**	

VIEWING & FURTHER INFORMATION

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