



**Taylor**  
Property Consultants

**TO LET**

**First Floor Offices**



**49 THE FOREGATE  
KILMARNOCK  
KA1 1LU**



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### Location

The subjects are situated on the east side of a busy pedestrianised terrace of shops to the north of the prime retailing centre of Kilmarnock. In addition to the various shops, The Foregate houses the town's multi-storey car park and Kilmarnock bus station is a short walk away.

Kilmarnock is Ayrshire's second largest town, 25 miles south of Glasgow City Centre, with a population of circa 44,000 and a catchment of 120,000. In addition to the excellent road links enjoyed by the town, there is a frequent rail service to Glasgow and the south.

### Description

The subjects comprise a first floor office with 1 exclusive parking space to the rear. Access to the office premises is via the rear of the two storey building. The property has all main services.

### Accommodation

The first floor has an open office/storage area, private office, ladies and gents toilets, storeroom. There is a shared modern kitchen at ground floor to the rear of the ground floor shop.

### Areas

**Open plan office area:** 62.62 sq m (674 sq ft)  
**Toilets:** 7.29 sq m ( 78 sq ft)  
**Kitchen:** 9.45 sq m (101 sq ft)

### Rates

The current entry in the Valuation Roll has a Rateable Value of £5,100.

### Lease Terms

The property is available to let on a new Full Repairing and Insuring lease of flexible duration. The lease will contain provision for regular rent reviews.

### Rent

Offers in the region of £5,500 per annum are invited.

### Energy Performance Certificate

A copy of the certificate and the Recommendation Report can be made available on request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction, with the ingoing tenant being responsible for any Land And Buildings Transfer Tax and registration dues.

### VAT

All prices, rents, premiums, etc., quoted are exclusive of VAT.

### Viewing and Further Information

Strictly through the sole lettings agents:-

**William Taylor**

**Taylor Property Consultants**

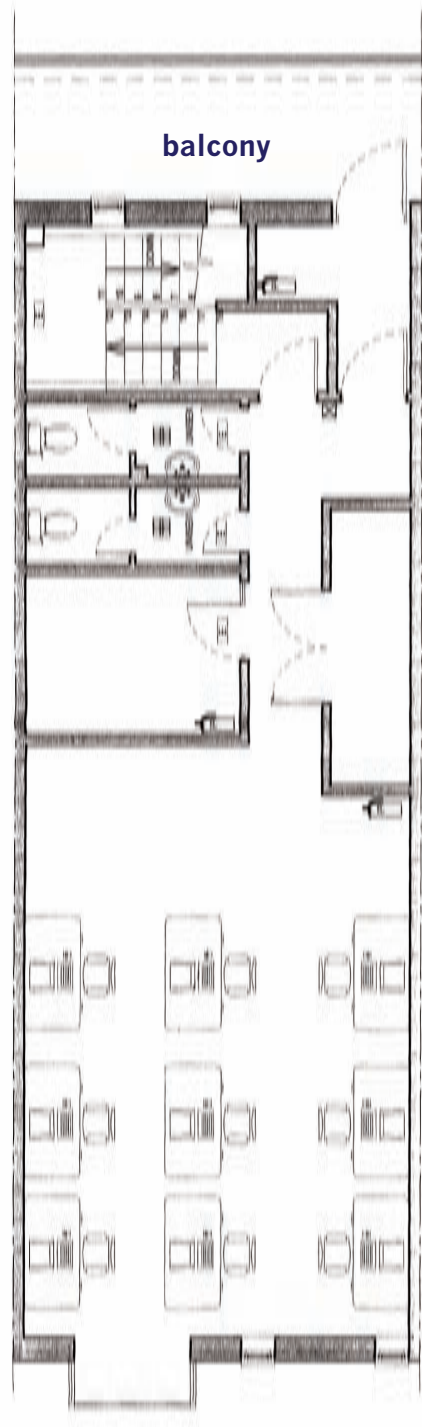
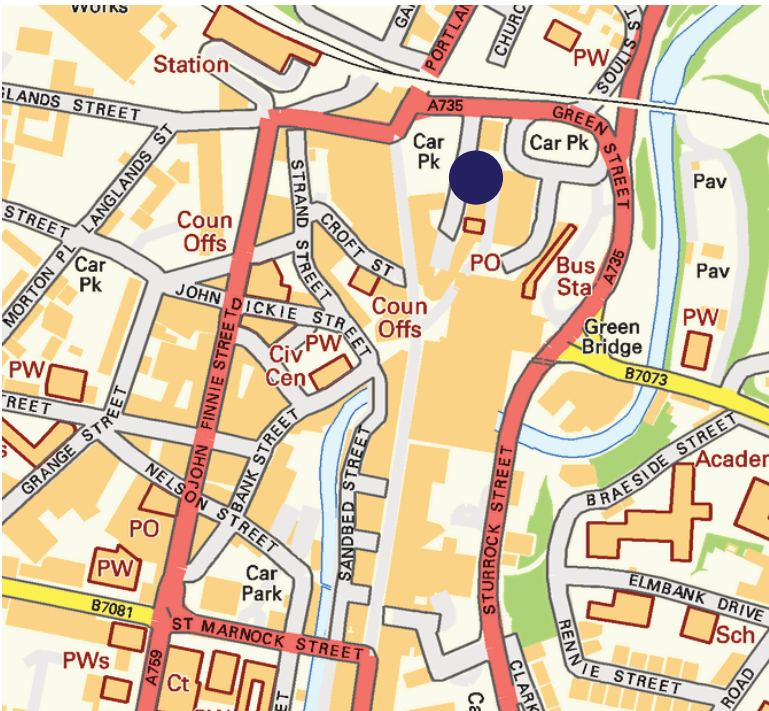
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## 49 THE FOREGATE KILMARNOCK



CLYDESDALE  
BANK

PARKING

- VACANT
- LINDSAY OPTICIANS
- VACANT
- GOLDEN ARROW FISH & CHIPS
- THE PET SHOP
- 49 THE FOREGATE
- P.D.S.A
- VACANT
- POST OFFICE
- AUNTIE JACKIE'S TAKEAWAY
- BROWNING THE BAKERS
- KD'S FRESH FISH

THE FOREGATE

- MULTI-STOREY  
CARPARK ENT.
- THE COBBLERS BAR  
& RESTAURANT
- EAST AYRSHIRE  
CREDIT UNION
- JOHNSONS  
CLEANERS
- EAST AYRSHIRE  
CARERS CENTRE
- MULTI-STOREY  
CARPARK ENT.

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- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;
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