Taylor
Property Consultants

# TO LET

## Attractive Shop Premises

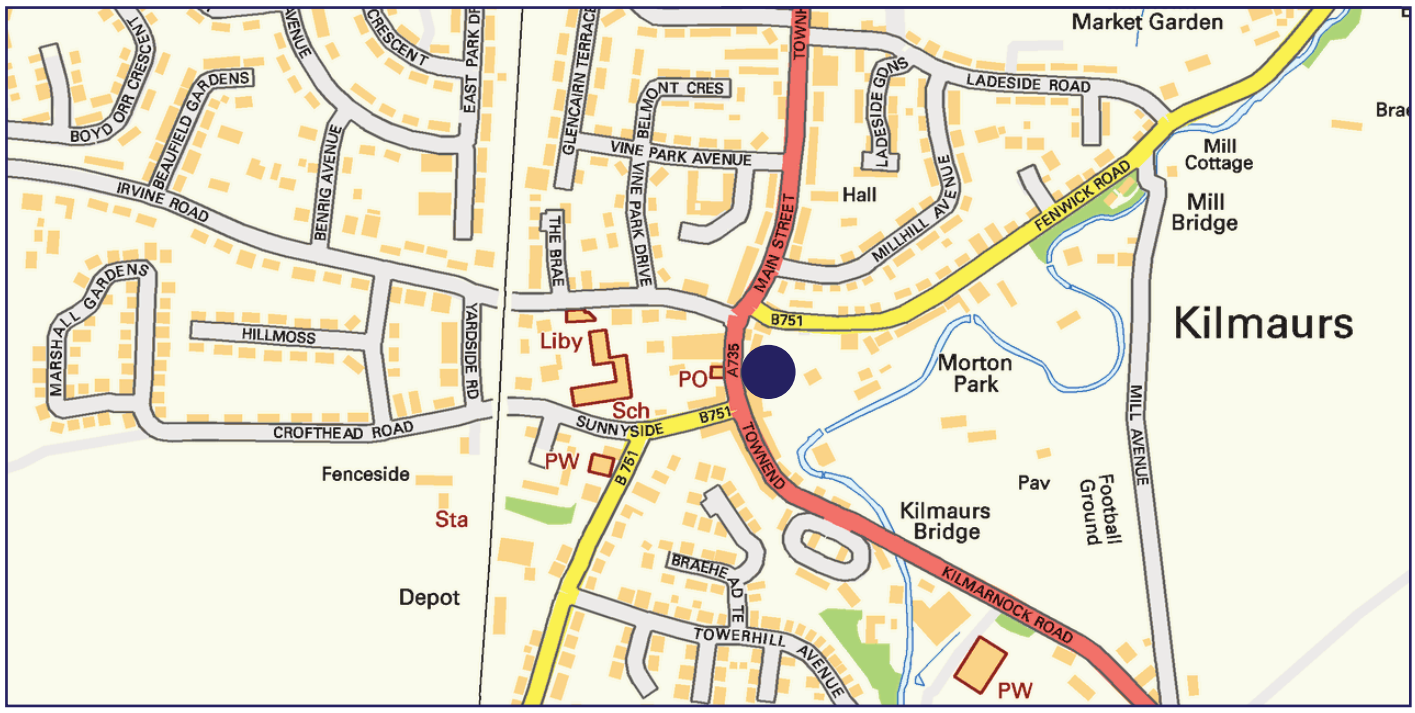
**13 MAIN STREET**
**KILMAURS**
**KA3 2RQ**

M: 07535 277 139

# Taylor
## Property Consultants

**13 MAIN STREET**
**KILMARUS**
**KA3 2RQ**

Contains Ordnance Survey data © Crown copyright and database right 2026




### Location

The subjects are located on the east side of Main Street in the village of Kilmaurs, Ayrshire. Kilmaurs lies approximately 2.5 miles north of Kilmarnock and 21 miles south west of Glasgow.

The shop is located on a prominent traffic route through the village linking Kilmarnock with Stewarton and onwards to Glasgow and Paisley. The village has a train station on the Kilmarnock to Glasgow line which has helped it develop as a commuter village. To the front and rear of the shop is free off-street car parking.

### Description

The subjects comprise a mid terraced ground floor shop within a two storey stone and brick building, with private flats above. A modern timber framed double display frontage has an electric roller shutter cover. Internally the shop is laid out to provide a front sales area, staff/tea prep area, and toilet.

### Areas and Dimensions

The shop provides the following accommodation:

| | |
|---|---|
| **Sales Area:** | 41.70 sq m (448 sq ft) |
| **Backshop:** | 3.92 sq m (42 sq ft) |
| **Toilet:** | 1.58 sq m (17 sq ft) |
| **Gross Frontage:** | 6.00 metres (19 ft 10 ins) |

# Taylor
## Property Consultants

**13 MAIN STREET**
**KILMARUS**
**KA3 2RQ**

### Lease
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 **£7,500 per annum** are invited. It should be noted that VAT will not be added to the rent.

### Rates
The current entry in the Valuation Roll for the shop is **£3,850**. The premises will qualify for 100% exemption from rates payments under the terms of the Small Business Bonus Scheme, subject to application and the applicant's circumstances.

### Energy Performance Certificate
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 Transaction Tax and registration dues.

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

### Viewing and Further Information
All arrangements to view the premises must be made by prior arrangement with the sole letting agent:

**William Taylor**
**Taylor Property Consultants,**
**2 Olive Road, Kilmarnock KA1 2HT**
**T: 07535 277 139**
**e: william.taylor@taylorpropertyconsultants.org.uk**

**Important Notice**
Taylor Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(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;
(iii) no person in the employment of Taylor Property Consultants has any authority to give representation or warranty whatever in relation to this property;