

FOR SALE

Rare Freehold Opportunity

Substantial Office Property

Six dedicated parking spaces

Potential for alternative uses, STP

Attractive period property

315.05 sq. m. (3,391 sq. ft.)

Offers over £220,000



VIRTUAL TOUR



WHAT 3 WORDS

11 PORTLAND ROAD, KILMARNOCK, KA1 2BT

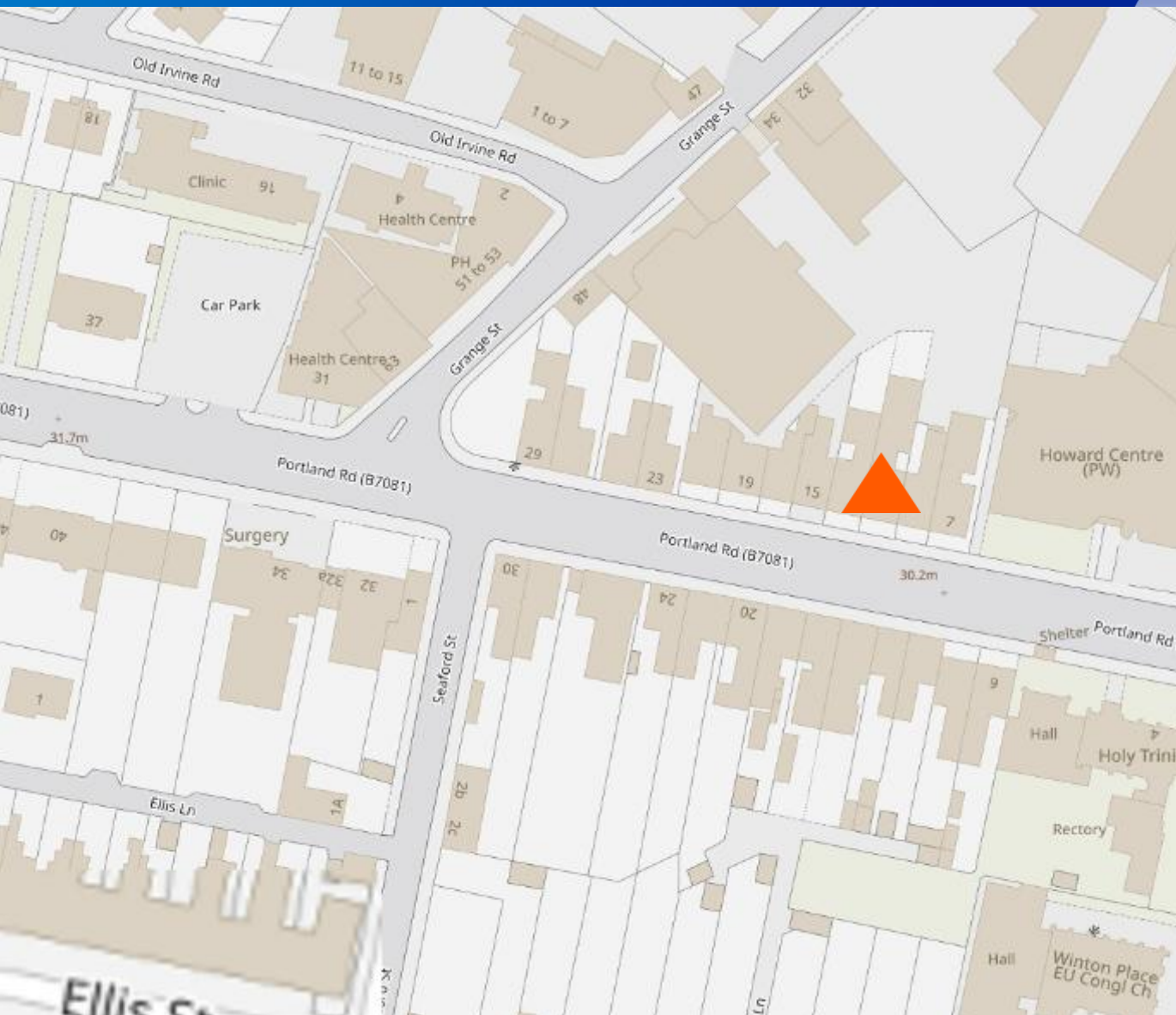
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Location

11 PORTLAND ROAD, KILMARNOCK



The subjects are located within the town of Kilmarnock which has a population of around 46,500 and is the main shopping and administrative centre for the East Ayrshire Council area. Kilmarnock is located around 22 miles south west of Glasgow immediately west of the A77/M77.

A wide range of services and facilities are available within the town centre whilst the town benefits from good transport links by both road and rail.

Portland Road contains a strong mix of commercial and residential occupiers with professional occupiers including Portland Dental Practice, Boots Pharmacy, Newark Wealth Financial Planning, Harrison Legal and Thomson Hunter Associates.

In addition to the dedicated parking offered with the premises, there is on-street parking available on Portland Road and various large public car parks within walking distance.

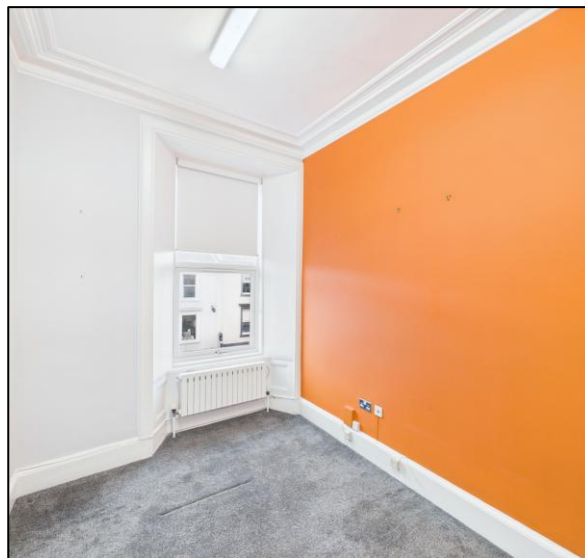


FIND ON GOOGLE MAPS



Description

11 PORTLAND ROAD, KILMARNOCK



The subjects comprise a traditional mid-terraced, two storey and attic office townhouse of blonde sandstone construction surmounted in a pitched and slated roof interconnecting to a two storey extension of brick construction surmounted in a mixture of multi pitched roofs clad in tiles and a flat roof assumed clad in mineral style felt.

There is dedicated parking to the rear for approximately six cars and a small patio to the front.

The property benefits from front and rear pedestrian access with external doors of timber style. Windows are of uPVC double glazed and timber style sash and case in addition to some velux style windows.

Internally, flooring is a mixture of timber and concrete type throughout overlaid in carpet. Internal walls are of plastered on hard, lath and plaster and plasterboard type in painted and papered finishes with ceilings of same.

Services are of gas, electricity, water and drainage. There is a fire alarm and security alarm present. Heating is a mixture of gas and electric. Lighting is a mix of LED and fluorescent tube style throughout.

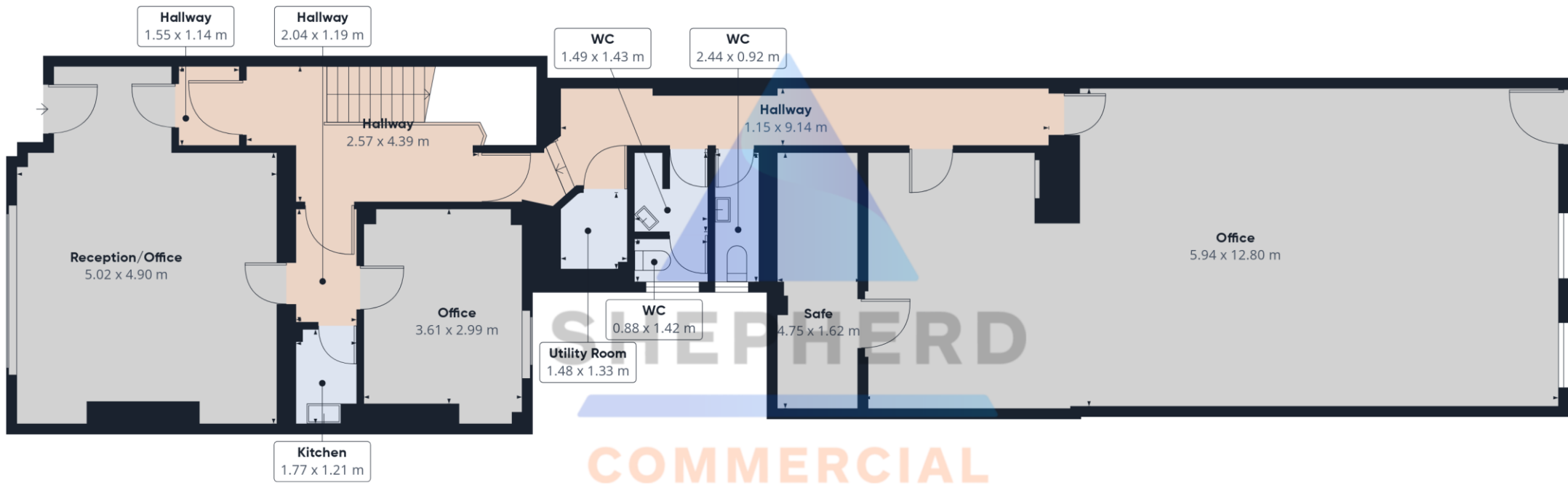
	m ²	ft ²
Ground	143.10	1,540
First	139.17	1,498
Attic	32.78	353
Total	315.05	3,391

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan – Ground Floor

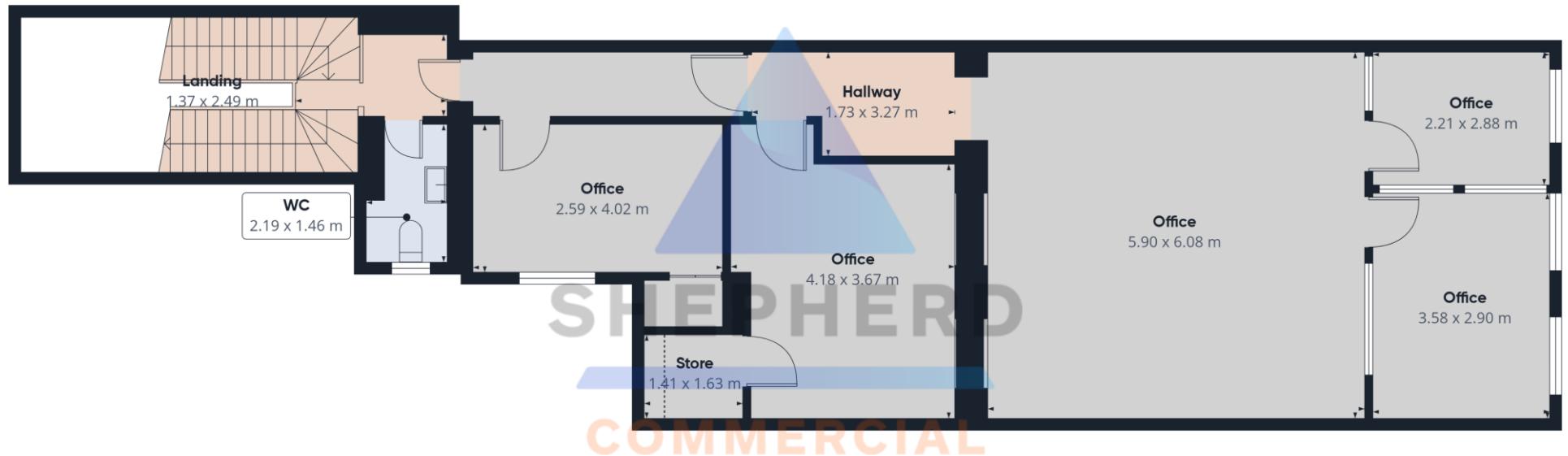
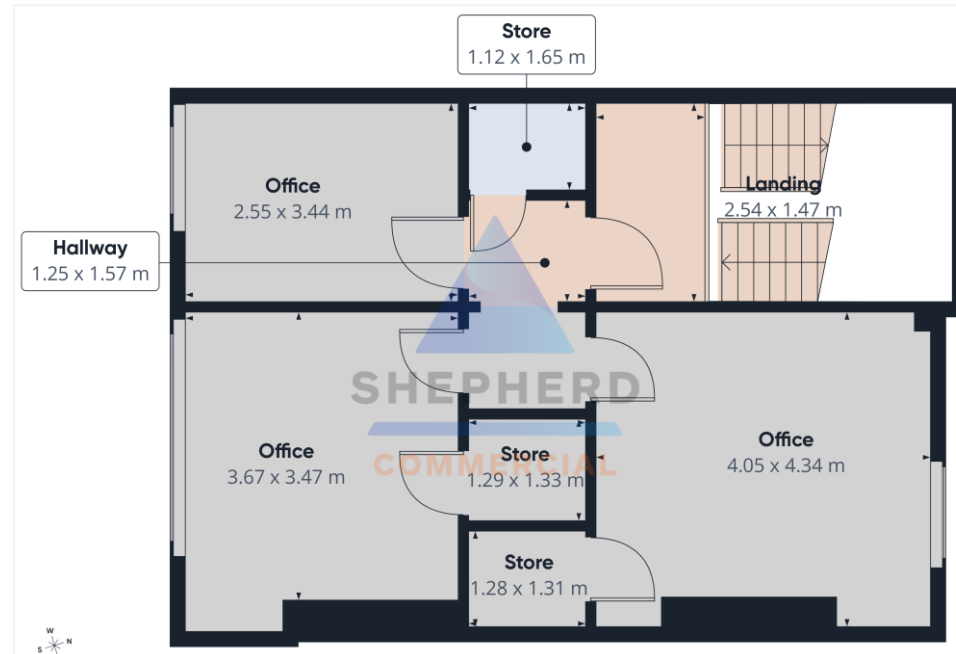
11 PORTLAND ROAD, KILMARNOCK





Floor Plans – First Floor

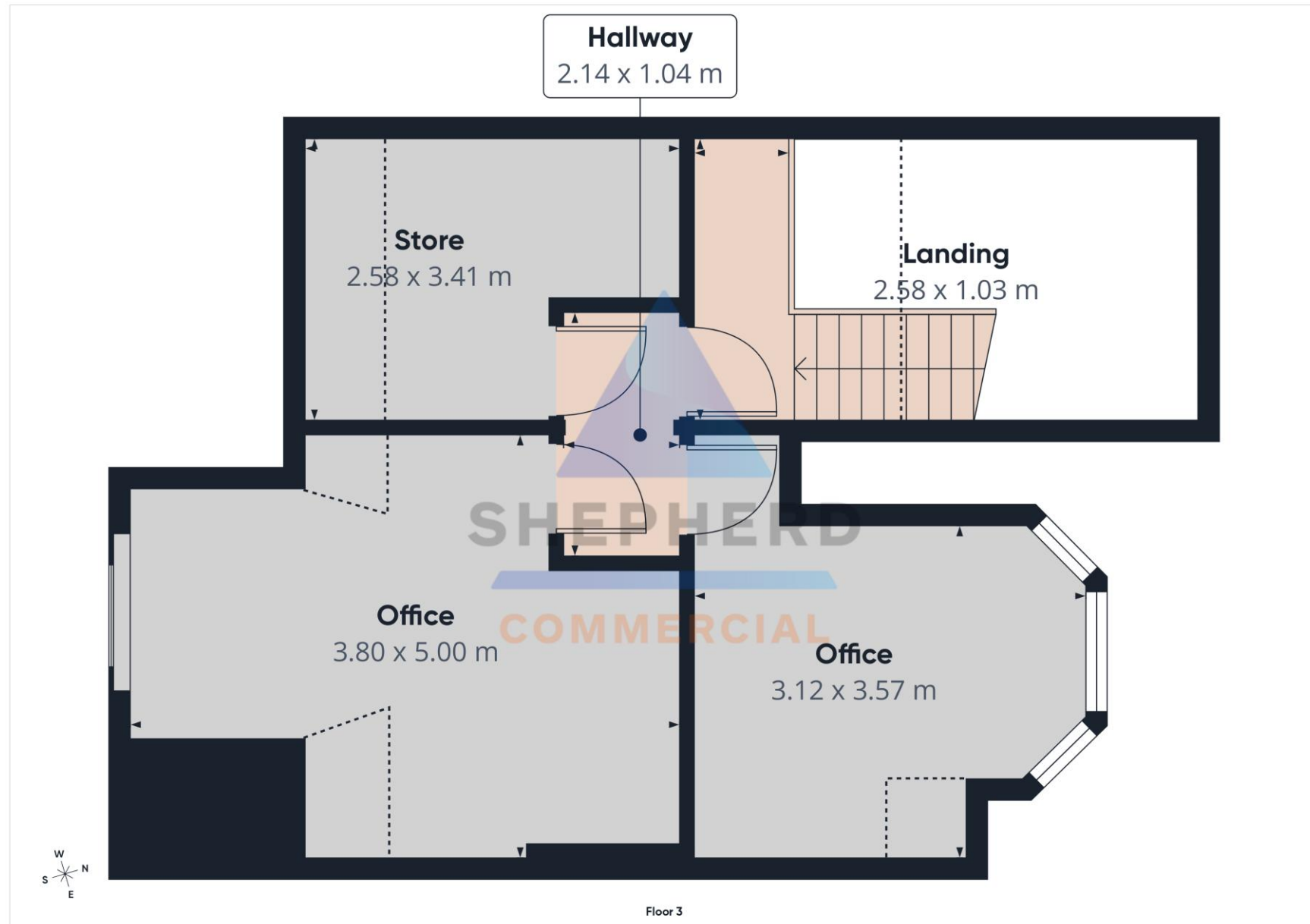
11 PORTLAND ROAD, KILMARNOCK





Floor Plan –Attic

11 PORTLAND ROAD, KILMARNOCK





Price

Our client is seeking offers in excess of **£220,000** for the freehold interest in the property.

Planning

We assume the property benefits from Class 1A permission in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The property does not form part of a Listed building but falls within the Dundonald Road conservation area.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £39,300

Energy Performance Certificate

The property has an energy rating of D 60. A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE October 2026

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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