

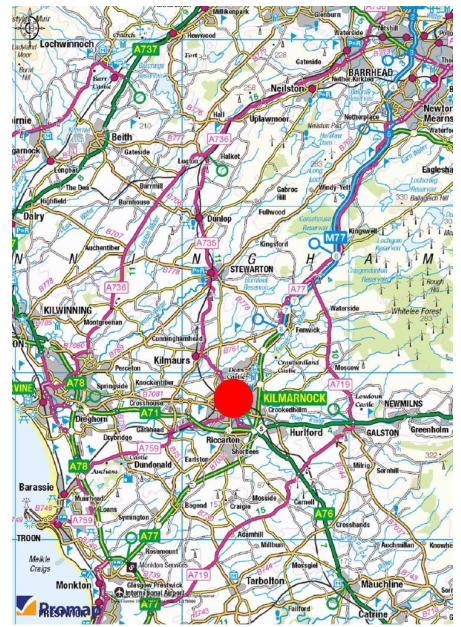


## 20 West George Street, Kilmarnock, KA1 1DG

- Ground and basement accommodation
- Prominent main road frontage
- Rarely available freehold opportunity
- Potential for 100% rates relief
- 63.16 sq m (680 sq ft)

The subjects comprise ground floor office premises contained within a two-storey mid-terraced building of sandstone construction beneath a pitched and slated roof.

Internally, the subjects comprise open plan office accommodation to the ground floor, with storage, tea prep and wc accommodation as basement level.



**LOCATION**

Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the council. The town has a resident population of approximately 46,159 persons (Census 2011) although draws on a wider rural catchment population from surrounding towns and villages.

The subjects are situated to the south of West George Street bound by John Finnie Street to the west and located south of Garden Street.

Surrounding occupiers include WG13, Kilmarnock train station, Fanny by Gaslight, Sinforiani Bros Newsagent, along with a number of other local traders.

**SIZE**

Floor	Sq Ft	Sq M
Ground	392	36.39
Basement	288	26.77
<b>Total</b>	<b>680</b>	<b>63.16</b>

**PRICE**

Offers over £55,000 are invited for the freehold interest.

**TENURE**

Freehold.

**RATES**

The current rateable value is £5,600. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

**USE CLASS**

Office

**VAT**

The purchase price quoted is exclusive of VAT. VAT is not currently payable upon the purchase price and any other charges.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

**EPC**

Certificate available on application.

**To arrange a viewing contact:**



**Sorcha Johnstone**  
 Sorcha.Johnstone@g-s.co.uk  
 07881 244 790



**Fraser Lang**  
 Fraser.Lang@g-s.co.uk  
 07803 896 978

**IMPORTANT NOTICE**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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