



TO LET

RETAIL/OFFICE UNIT

39 BANK STREET, KILMARNOCK, KA1 1EP

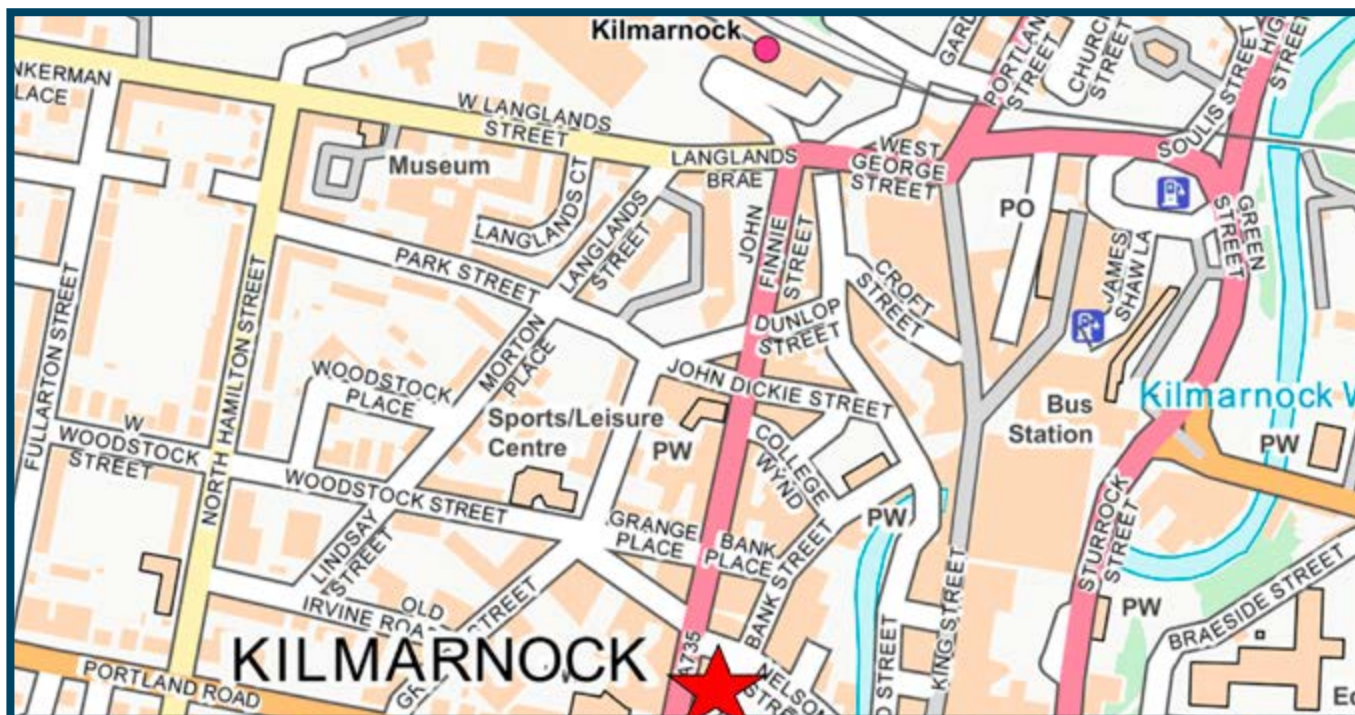
Central location within Kilmarnock Town Centre

First floor retail/office space

Net internal area 32 sq.m (344 sq.ft)

100% rates relief expected

Rent £4,000 per annum



LOCATION

Bank Street lies within the heart of Kilmarnock Town Centre, connecting on to the prime retailing stretch of King Street and running parallel with John Finnie Street, one of the main vehicular thoroughfares running through the town. Kilmarnock railway and bus stations are a short walk away. Occupiers nearby are generally from the retail, licensed and leisure sectors.

Kilmarnock is the principle town within the East Ayrshire region and has a population of around 46,000 persons. The town lies just off the A/M77 trunk road providing ready road access and fast drive times north to Glasgow (22 miles) and south to Ayr (16 miles).

DESCRIPTION

39 Bank Street is a two storey building, occupying a prominent corner position at the Bank Street junction with Nelson Street, with the available property on the first floor with a main door access.

The space has been sub divide to form a main sales/office area, with two private rooms and a toilet together with attic storage.

The space was last used as a salon and may be suitable for retail or office uses, although other uses will be considered subject to consent.

FLOOR AREA

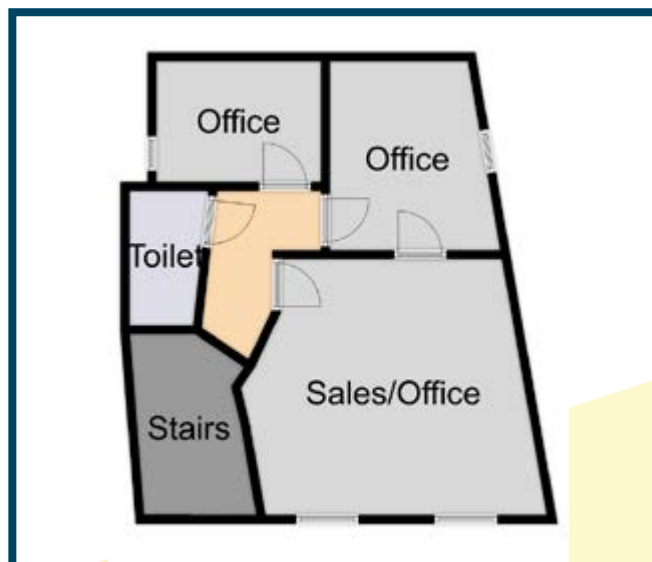
We measure the shop to extend to a net internal floor area of 32 sq.m (344 sq.ft), or thereby.

RATING

The property is to be reassessed for rates but is expected to offer 100% rates relief, subject to occupier status.

RENT

Rental offers of £4,000 per annum are invited on the basis of a new full repairing and insuring lease of negotiable term.



EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole selling agents:-

Anthony Zdanowicz

Tel: 01292 268055

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REFERENCE
WSA2450

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