

**TO LET AS A
WHOLE OR IN PART**

24,000
DAILY CAR
MOVEMENTS ON
ROUNDBOUT
(Source: Geolytix)

📍 **KA4 8PA**

GALSTON NEWMILNS ROAD

**FORMER FOOD-STORE PREMISES IN HIGHLY PROMINENT
ROADSIDE LOCATION, IMMEDIATELY ADJACENT TESCO
SUPERSTORE AND SCREWFIX TRADE COUNTER**

Central Hub of the Irvine Valley

**EXTENDING TO APPROXIMATELY 19,000 SQ FT (1,579 SQ M)
EXTENSIVE SURFACE CAR PARK WITH SCOPE FOR DRIVE THRU AND EV CHARGING**





LOCATION

Galston is the principal town within the Irvine Valley, 4 miles from Kilmarnock and with a resident population of 5,000.

The wider catchment which includes Newmilns, Darvel and Hurlford has a population of around 16,000.

The A71 connects all of the towns and provides access to South Lanarkshire and the M77 with direct routes to Glasgow and Kilmarnock.



DESCRIPTION

The property consists of a former food store with a red brick external finish beneath a pitched and tiled roof. There is a large square corner turret facing onto the main road which provides an excellent opportunity for high level signage and branding.

The premises have an extensive ground floor sales area with associated storage and office accommodation at first floor along with compartments for M&E. There is a goods yard with roller shutter access which can accommodate HGV deliveries and in addition there is a further roller shutter servicing doors located on the frontage facing onto the car park.



NEWMILNS ROAD GALSTON KA4 8PA



SITUATION

The property has an extensive roadside frontage and is accessed directly off Newmilns Road (A71).

The existing unit sits immediately next to a **Tesco Superstore** and a **Screwfix Trade Counter**, with all customer traffic passing the entrance to the subject premises. As a result, the property benefits from high levels of passing traffic, 7 days a week.

Galston Roundabout is 100 metres away which enhances road numbers; in addition Louden Academy, Galston Primary and St Sophia's Primary School are within an easy drive and walking time.



ACCOMMODATION

1st Floor Office	226 sq m	2,433 sq ft
Ground Floor	1,546 sq m	16,641 sq ft
Total (GIA)	1,772 sq m	19,074 sq ft

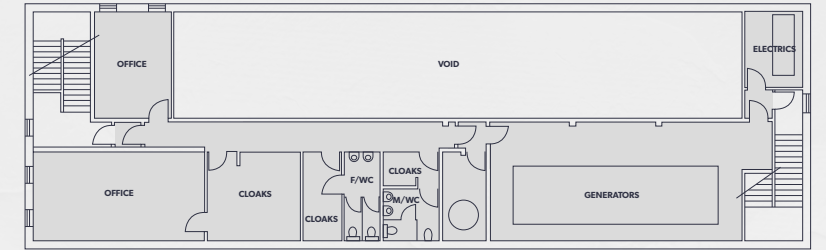
The surface car park area extends to approximately **0.7 acres (0.28 ha)**

PLANNING AND POTENTIAL FUTURE USE

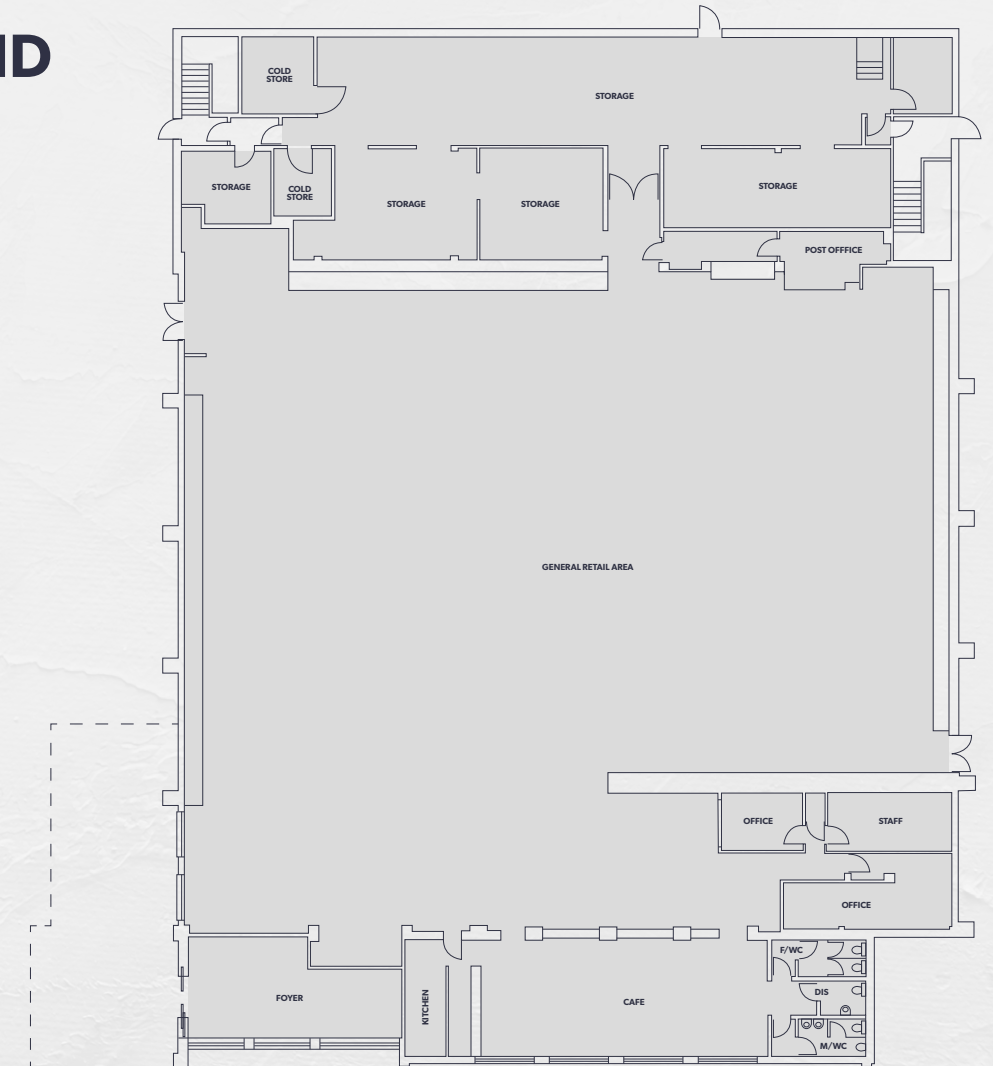
The property falls within Class 1A but may be suitable for a wide range of uses including Trade Counter, Light Industrial, Leisure & Recreation, Storage & Distribution subject to securing change of use. Interested parties should make their own enquiries to East Ayrshire Council Planning Department by contacting them on **01563 576 756** or via email on submitplanning@east-ayrshire.gov.uk



FIRST FLOOR



GROUND FLOOR





GALSTON NEWMILNS ROAD

TENURE

The property is available to lease as a whole or in part. Any lease will be structured on a Full Repairing & Insuring basis for a term to be agreed subject to upward only rent reviews on each 5 year anniversary.

RENTAL

On request.

RATEABLE VALUE

Please note that there is a possibility of securing 100% Rates Relief for the first 12 months of any new lease agreement.

We understand that the premises are entered in the Assessors Valuation Roll at £152,000 and Rates Payable of £79,648. Interested parties should make their own enquiries directly to the Assessors Office to check these figures and enquire on availability of rates relief.

SERVICE CHARGE

It is anticipated that a service charge will apply with each tenant responsible for their proportionate share of the annual service charge budget.

EPC

Available on request.

VAT

Rental is exclusive of VAT.

LEGAL COSTS

Each party to bear their own costs in any transaction. Any ingoing tenant will be responsible for any Land & Buildings Transaction Tax, VAT and Registration Dues payable.

VIEWINGS

All viewings and further information via the sole letting agent;

McParlane & Company
Commercial Property Consultants

Stephen McParlane
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www.mcparlane.co.uk



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