

OFFICE/STUDIO SPACE

- > FLEXIBLE LEASE TERMS
- > FROM 500 SQ. FT.
- > ESTABLISHED COMMERCIAL LOCATION
- > R.O.A.



TO LET

BELFORD MILL, LAWSON STREET, KILMARNOCK, KA1 3JP

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LOCATION

The subjects are located within the town of Kilmarnock which lies in the East Ayrshire Council area with a population of around 43,500.

The subjects are located on Lawson Street, Brewery Road and Riverbank Place in a secondary town centre location which also enjoys reasonable access to the A77/M77.

THE PROPERTY

The subjects comprise a former lace mill which is offered in individual office or studio units ranging from 500sq.ft with a specification to suit individual requirements.

RATING ASSESSMENT

Each unit will require to be re-assessed upon occupation.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

Individual units are available on licence agreements ranging from 6 months to 5 years.

RENT

Rentals upon application.

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.

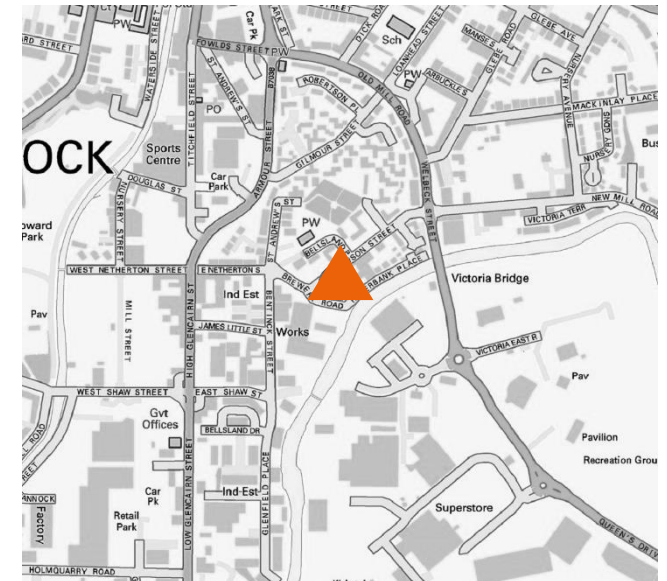
VALUE ADDED TAX

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

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

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.



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

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