



TO LET

SALON/RETAIL PREMISES

87A JOHN FINNIE STREET,
KILMARNOCK, KA1 1BG

Prominent position in Kilmarnock Town Centre

Close to railway station, courts, and council offices

Salon premises suitable for retail use

Net Internal Area 136 sq.m (1,464 sq.ft)

100% rates relief available

Rent £10,000 p.a.x

LOCATION

John Finnie Street is a busy main thoroughfare within Kilmarnock Town Centre, a short walk away from the main retailing area. The property lies on the west side of the street close to Kilmarnock railway station, East Ayrshire Council offices, Kilmarnock Sheriff Court and Ayrshire College, as well as a variety of retail and office businesses.

Kilmarnock is the largest town within the East Ayrshire region having a population in excess of 46,000 persons.

DESCRIPTION

87b John Finnie Street is a retail premises located on the ground floor or a two-storey sandstone building with a single display window on to the street.

The property has more recently been used as a salon and has been split to form a front sales area, leading to a larger rear sales area incorporating a kitchen, toilet, lunch area and stores.

FLOOR AREA

The property extends to a net internal floor area of 136 sq.m (1,464 sq.ft), or thereby.

RATING

The Rateable Value is £8,200 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to status.

RENT

Rental offers of £10,000 per annum are invited on the basis of an FRI lease of negotiable term.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT and registration dues incurred.

VIEWING & FURTHER

INFORMATION

Strictly by contacting the sole agent:-

Anthony Zdanowicz

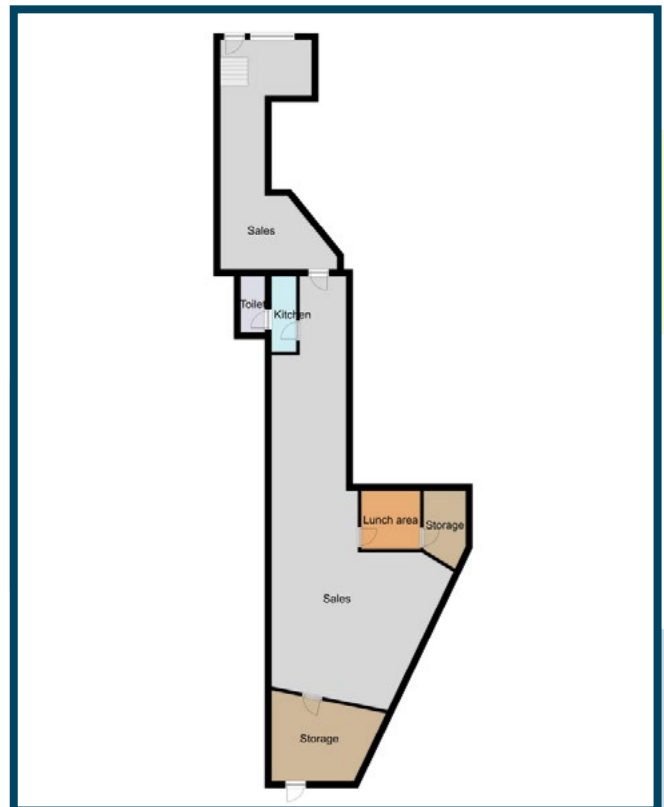
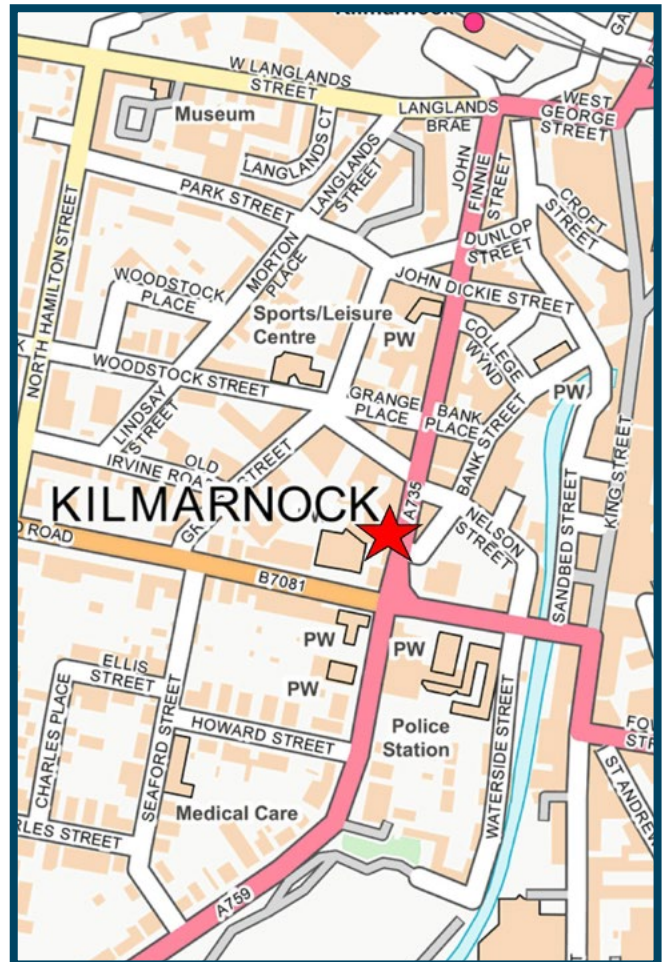
Tel: 01292 268055

e-mail: anthony.zdanowicz@dmhall.co.uk

DATE OF PUBLICATION REFERENCE

OCTOBER 2023

WSA2492



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.