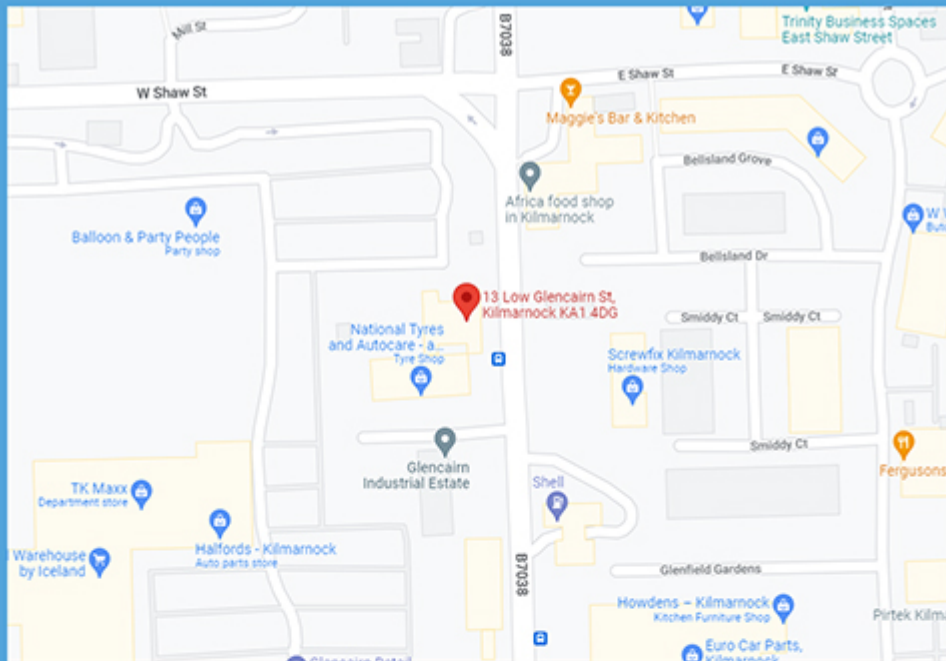


13 LOW GLENCAIRN STREET, KILMARNOCK, KA1 4DG



PRIME TOWN CENTRE LOCATION



- 1st Floor Office
- Private Parking
- Flexible Terms Available
- 100sq ft - 2,267sq ft
- Rent: On Request

LOCATION

The property is situated on the west side of Low Glencairn Street, approximately 100yds to the south of its junction with East and West Shaw Street within Kilmarnock's town centre.

Kilmarnock is the largest shopping and commercial centre in East Ayrshire, with a population of approximately 46,000. Located 32 miles to the South East of Glasgow, with excellent transport links along the M77 straight into Glasgow. Ayrshire has a total population of approximately 360,000. Ayrshire and Arran welcome approximately 4.18 million tourists a year with a direct economic impact of over £355 million to the area. Neighbouring occupiers include KwikFit, HOT Salon, National Tyres, Screwfix, TK Maxi and Halfords.

PROPERTY

The property comprises the first floor of a 3 storey commercial development of traditional construction. The property benefits windows to the east, south and west elevations permitting excellent natural light.

Access is gained via a double door at ground floor leading to an internal concrete staircase to all floors along with fire escape top the rear leading to the private car park.

Internally the property has been divided by way of partitions to form multiple office suites with tea prep, male and female w.c. facilities to the rear of the demise. The space would lend itself to either a business centre use or to be let as a whole.

RATES

Rates information available on request

AREA

Suites are available from 100sq ft - 2,267sq ft

SERVICE CHARGE

A common area service charge will be payable. A share of which will be calculated upon confirmation of space required

PARKING

A private dedicated car park is situated to the rear of the demise.





RENT

The space is available as a whole on a new full repairing and insuring basis for a negotiable term. Our client would consider short term leasing options for individual suites.

VIEWING

Available on request by appointment via the marketing agent

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.