

PROMINENT CORNER PROPERTY



kirkstone

1 New Mill Road, Kilmarnock, KA1 3JG

Corner showroom building set over 2 floors with a store on the ground and showroom on the first floor

Summary

Tenure	To Let
Available Size	4,618 to 9,236 sq ft / 429.03 to 858.05 sq m
Rent	£36,000 per annum
Rates Payable	£3,984 per annum Showroom - £8,000 & Store - £11,500
Rateable Value	£8,000
EPC Rating	B (28)

Key Points

- Main arterial route
- Building over 2 floors
- No VAT payable on rent
- Prominent corner property
- Alternative use potential

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Description

The subjects comprise a corner showroom building which sits under a pitched roof. The building is set over 2 floors with a store on the ground floor and showroom on the first floor.

The building benefits from having access points protected by roller shutters and stairwells at both ends. The ground floor store extends to the same footprint as the first floor. Internally, the ceilings in the showroom of the first floor are of suspended tile and incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in laminate/vinyl tiles. Welfare facilities are also provided.

Location

Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The property is situated on the south side of New Mill Road immediately at its junction with Queens Drive (A735) to the south east of Kilmarnock town centre. Kilmarnock railway station takes a 5 minute drive to reach and frequent bus services operate on Old Mill Road. Nearby occupiers include Arnold Clark, Odeon Kilmarnock and Mcculloch International.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground - Store	Warehouse	4,618	429.03
1st - Showroom	Showroom	4,618	429.03
Total		9,236	858.06

Offers

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £36,000 per annum. Full quoting terms are available upon request.

Rateable Value

According to the Scottish Assessors Association, the showroom has a Rateable Value of £8,000 and the store has a Rateable Value of £11,500.

EPC

The subject property has an EPC rating of B (28).

VAT

No VAT is payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Entry will be available on completion of legal formalities.



Viewing & Further Information



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