

TO LET

Bank Building | I The Cross | Kilmarnock KAI ILR

Commercial Unit
2,080 to 4,232 Sq Ft / Retail
TO LET - £25,000

RANNOCH
property
»We Value You«

Griffin
Webster
PROPERTY CONSULTANTS

Location

Kilmarnock itself is situated approximately 15 miles south of Glasgow, and the same north-east of Ayr, in the centre of Ayrshire. The town has a population of around 46,000 persons, and is well connected to the Scottish motorway and rail networks.

The property is located in a prominent position at the northern end of King Street, at 'The Cross' the traditional centre of Kilmarnock.

Surrounding occupiers include Topshop; Mackays; Clarks; Peacocks; Costa Coffee and other local and national traders, whilst Marks & Spencer; New Look; and other major traders are located close by.

Description

The premises comprise the whole of a substantial Grade B Listed building constructed in the 1930's with stone facings and a copper clad concrete dome.

Internally the ground floor comprises a former banking hall / betting office, now stripped of fittings, with ornate panelling and a mosaic floor. Toilets and staff accommodation are provided to the rear. The basement is currently disused and stripped to shell, but formerly housed the strongroom, toilets, and boilerhouse.

The upper floors are accessed by an entrance on Fore Street, and comprise good cellular office and ancillary accommodation at first floor level, plus rough storage in the attic.

The two sections of the building inter-communicate via a fire door, and it is considered that reinstatement of the space for a single user would be relatively easily accomplished.

Accommodation

From measurements taken on site we would calculate the dimensions and accommodation as follows:

Ground	158.65 m2	(1,707 sq.ft.)
Basement	41.30 m2	(445 sq.ft.)
First	151.24 m2	(1,628 sq.ft.)
Attic	42.05 m2	(452 sq.ft.)

Rating

The property is currently assessed as follows :

Ground, etc.	NAV £14,500
First, etc.	NAV £12,000

Lease Terms

The property is available as either two sections – ground / basement, and first / attic; or as a whole. Our clients are seeking to lease the premises on a long terms full repairing and insuring lease or leases.

Ground and Basement -	£25,000.00
First Floor and Attic -	£12,000.00

USE

In terms of use, the premises have Class 2 consent, giving the possibility of use as a betting office, amusement arcade, medical or dental surgery; or as a retail shop, but it is expected that change of use to Class 3 (Restaurant) or to public house use would be readily obtainable.

Entry

By arrangement.



Strictly by prior arrangement with the letting agents.
 Call Greg Dykes
 07447 983400 or
 email:
greg@rannochnoachproperty.co.uk



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