

TO LET

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David Allison & Company
Chartered Surveyors



RETAIL UNIT WITH CLASS 2 CONSENT

16 BANK STREET, KILMARNOCK, KA1 1HA

- Prominent Town Centre Location
- Extensive display frontage
- Retail/Showroom or Class 2 Office use
- Negotiable lease terms
- Flexible open plan internal layout
- Total Net Internal Area: **188.60 sq m (2,030 sq ft)**

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



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DESCRIPTION

The property comprises a large double shop unit which has an extensive display frontage to Bank Street, and which provides accommodation over ground and basement floors. The property is part single storey over basement in height but also extends into an adjoining two storey building.

The shop has a central recessed entrance doorway that accesses the interior, which at ground level is largely open plan in layout, with staff area and toilets located to one side. There is a substantial basement area with staircase access from the main sales area.

LOCATION

The property is situated on Bank Street in the Town Centre, a location popular with niche retailers and part of a cobbled streetscape and outstanding conservation area surrounding the 15th Century Laigh Kirk.

The location is highly accessible from John Finnie Street on the west and on the east connects directly with the pedestrianised precincts in King Street and Portland Street, and beyond to the Burns Mall Shopping Centre and the Foregate. East Ayrshire Council offices are closeby in the Civic Centre North and Johnnie Walker Bond buildings.

ACCOMMODATION

The accommodation comprises of the following:

Name	Sq m	Sq ft
Ground	76.65	825
Lower Ground	111.95	1,205
Total	188.60	2,030

RATING ASSESSMENT

Rateable Value £17,800.

New occupiers will be eligible for the Small Business Bonus Relief discount on rates – further details on enquiry.

EPC

Available on request.

LEASE

The property is available on flexible lease terms – further information on application.

RENT

Rental Offers of £12,000 per annum.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Stephen McVey

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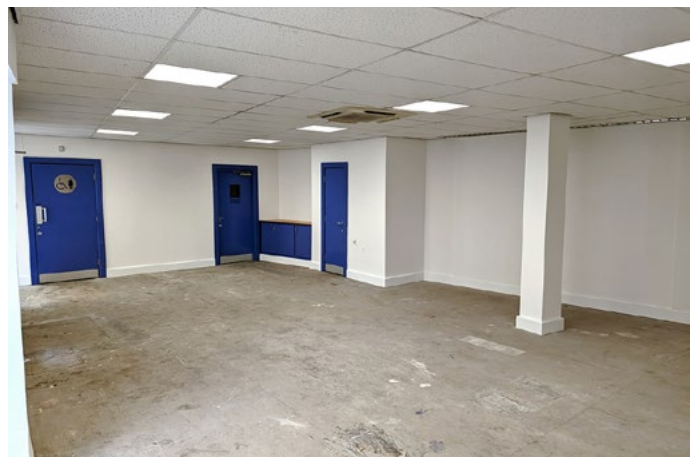
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