



## Studio Accommodation Suitable For a Variety of Uses

2nd Floor, 85/89 King Street, Kilmarnock KA1 1QD

### Location

Kilmarnock is located in the East Ayrshire Council area and has a resident population of around 46,200. The town enjoys excellent transport links by road and rail and is approximately 25 miles south west of Glasgow.

The subjects are located in a prime retailing area on King Street in Kilmarnock's pedestrianised town centre. Surrounding occupiers include Marks & Spencer, Vodafone, Superdrug, Celebrate Kilmarnock, WH Smith and Bank of Scotland.

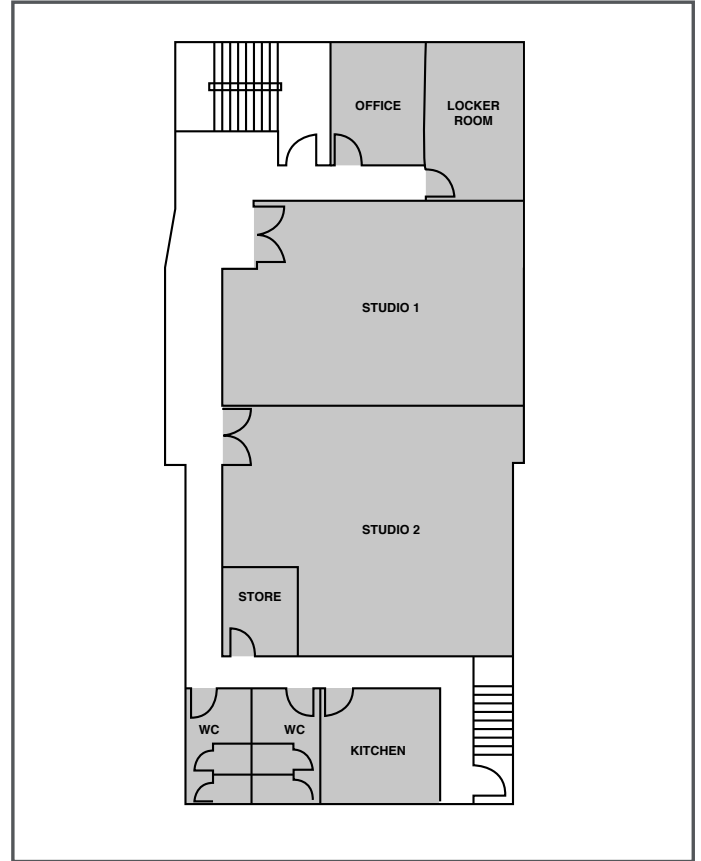
### Description

The subjects comprise the second floor of a three storey mid terrace building, having rendered brick and block walls beneath a pitched roof clad in slate.

The subjects have a self contained entrance set behind security shutters and leading to stairs to the upper floors. The accommodation on the 2nd floor is arranged to provide two large studio areas together with two smaller offices, a kitchen / staff area and toilets. The accommodation benefits from high ceilings and would suit a variety of uses.

### Floor Area

193.31 sq m (2,080 sq ft)



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## Rent / Terms

Offers over £7,000 per annum exclusive of VAT.

The premises are available on a new full repairing and insuring lease.

## Business Rates

RV £12,100  
Payable £5,930 approx

The premises qualify for 100% rates relief under the Small Business Bonus Scheme, for further information contact the Finance Director at North Ayrshire Council.

## Service Charge

There is a service charge to pay for maintaining the common parts of the building.

## VAT

All prices, rents, premiums etc. are quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect of any transaction.

## Energy Performance Certificate

A copy is available upon request.

## Legal Costs

Each party to be responsible for their own legal costs and outlays including VAT incurred.

## Viewing

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