

TO LET



37A FOREGATE  
KILMARNOCK, KA1 1LU

205 St Vincent Street, Glasgow, G2 5QD

0141 248 7773 [kennedyandco.com](http://kennedyandco.com)

## LOCATION

The subjects are situated on the east side of the busy pedestrianised terrace of shops to the north of the prime retailing centre of Kilmarnock. In addition to the shops The Foregate houses the town's multi storey car park and bus station. Adjacent traders include Brownings The Baker, MacIntosh & Wylie, Greggs, Pollok Williamsons (Butchers) and KPs Fishmongers who have recently expanded. Kilmarnock is Ayrshire's second largest town, 25 miles South of Glasgow City Centre with a population of circa 44,000 and a catchment of 120,000.

## DESCRIPTION

The subjects comprise a terraced ground floor shop with the benefit of a partial return frontage The shop has a display window with roller shutters. It is provided with mains electricity, water and mains drainage.

## ACCOMMODATION

The current layout provides a front sales area, rear storage and toilet compartment.

The division between the sales and storage area is capable of adjustment.

Measurements per SAA.gov.uk website.

### Areas

<b>Sales</b>	<b>25.6 sq.m</b>	<b>(274 sq ft)</b>
<b>Storage/ staff</b>	<b>9.2 sq m</b>	<b>(98 sq ft)</b>
<b>Toilets</b>	<b>4.97 sq m</b>	<b>(53 sq ft)</b>

## RATEABLE VALUE

The subjects are entered into the valuation roll as £4,650 and potentially qualify for 100 % small business relief for qualifying companies.

## LEASE TERMS

The property is available to let on a new Full Repairing and Insuring lease

## RENT

The property is available at a quoting rent of £11,000 per annum. The property is not VAT registered.

## LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

## EPC

The properties have been assessed for energy performance and currently have a 'F' rating.

## VIEWING/FURTHER INFORMATION

Strictly through agent:  
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