

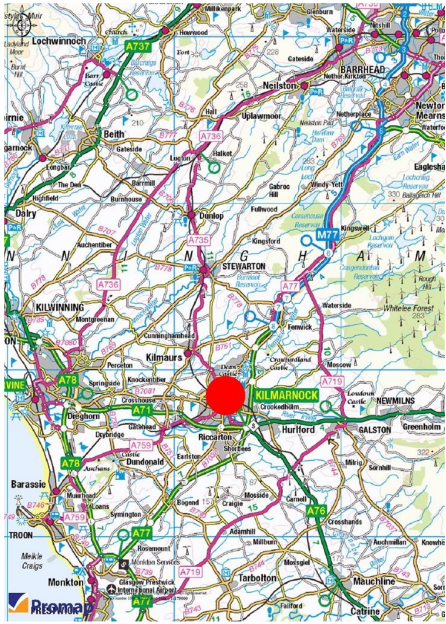


2/R, 60 Bank Street, Kilmarnock, KA1 1ER

- Prominent town centre location
- Self-contained office premises
- Public car parking available within close proximity
- 312.36 sq m (3,362 sq ft)

The subjects comprise second floor office accommodation contained within a three-storey multi-occupied building of part red stone construction/ part brick beneath multiple pitched roofs clad with slates. Access to the property is via a pedestrian doorway from Bank Street.

Internally, the subjects comprise a mixture of open plan/cellular office accommodation along with kitchen and ladies and gents' WC facilities.



LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main administrative centre of the Council. The town has a resident population of approximately 46,159 persons (Census 2011).

Kilmarnock is located approximately 7 miles east of Irvine, 13 miles north east of Ayr and 25 miles south west of Glasgow connected by the A71 and A77/ M77 trunk roads. The A77/ M77 provides direct access to Glasgow and the Scottish motorway network. The A71 provides an alternative route to the M74 and to Edinburgh which is situated approximately 70 miles to the east.

The subject property is prominently situated within the Central Business District of Kilmarnock and lies to the east of Bank Street, at the junction with Nelson Street.

SIZE

Floor	Sq Ft	Sq M
Second Floor	3,362	312.36

RENT

On application.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £24,200. The current Uniform Business Rate for the financial year 2024/2025 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office

VAT

The quoted rental is exclusive of VAT. VAT is currently payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

EPC rating 'F'. Certificate available on request.

To arrange a viewing contact:



Fraser Lang
Fraser.Lang@g-s.co.uk
07803 896 978



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07469 485 513

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
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