

# DM HALL

## G·M·BROWN

# FOR SALE

## PRIME RETAIL UNIT

- ▶ Prime retail position in Kilmarnock Town Centre
- ▶ Well-presented double fronted retail unit
- ▶ Potential for alternative uses
- ▶ Floor area 292.92 sqm (3,153 sqft)
- ▶ Offers over £135,000 are invited

**292.92 sqm**  
**(3,153 sqft)**



**43 KING STREET • KILMARNOCK • KA1 1PT**

**LOCATION**

King Street is the primary retailing thoroughfare within Kilmarnock Town Centre, with the subject property occupying a prime pitch on the street opposite the Burns Mall and set amongst an array of national retailers including Savers, Bank of Scotland, Specsavers and JD Sports, amongst others.

**DESCRIPTION**

43 King Street is a prime pitch retail premises having potential for alternative uses, subject to obtaining the necessary consent. The well-presented shop is contained over two floors with extensive sales space on the ground floor and storage/ancillary on the upper floor with service access off Sandbed Street.

**FLOOR AREA**

The property extends to the following net internal floor areas:

Floor	sq m	sq ft
Ground	183.30	1,973
First	109.62	1,180
<b>Total NIA</b>	<b>292.92</b>	<b>3,153</b>

**RATING**

The rateable value is £19,700.

**PRICE**

Offers over £135,000 are invited, exclusive of VAT.

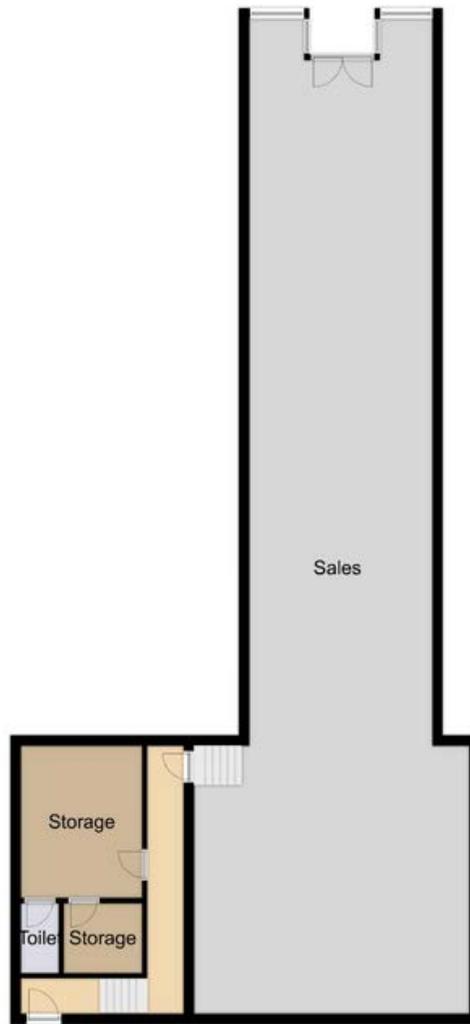
**EPC**

EPC available upon request.

**LEGAL COSTS**

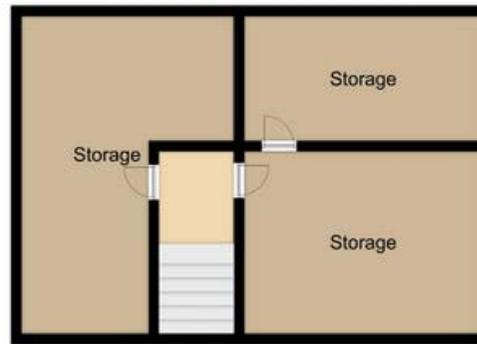
Each party to be responsible for their own legal costs incurred.





GROUND FLOOR

FLOOR PLAN (FOR INDICATIVE PURPOSES ONLY)



FIRST FLOOR

## Viewing & Further Information

Strictly by prior arrangement with:-

### DM HALL

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#### DM Hall Commercial Department

15 Miller Road  
Ayr, KA7 2AX  
01292 268055

### G·M·BROWN

Gregor Brown  
07717 447897  
gb@gmbrown.co.uk

#### GM Brown

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Glasgow, G2 2PQ

PROPERTY REF: WSA2800

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