



**AVAILABLE TO LET**

## Ground Floor 22 Nelson Street Kilmarnock KA1 1BD

22 Nelson Street, Kilmarnock KA1 1BD



Retail for rent, 274 sq ft, £6,500 per annum

For more information visit <https://realla.co/m/40785-ground-floor-22-nelson-street-kilmarnock-ka1-1bd-22-nelson-street>

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## Ground Floor Retail Unit in Prominent Town Centre Location

The subject property is prominently situated within the Central Business District of Kilmarnock and lies to the north east of Nelson Street between the junctions of Bank Street to the north west and St Marnock Place to the south east.

The subjects comprise a ground floor retail unit contained within a two storey and attic building of brickwork construction under a pitched and slated roof. Access to the property is gained directly from Nelson Street via a common stairwell.

Internally the accommodation comprises an open plan retail unit with w.c. facilities to the rear.

### Highlights

- Ground Floor Retail Unit
- Prominent Town Centre Location
- Potential for 100% Rates Relief
- 25.46 sq m (274 sq ft)

### Property details

<b>Rent</b>	£6,500 per annum
<b>Rates detail</b>	Potential for 100% Rates Relief
<b>Rateable value</b>	£4,750
<b>UBR 2019/2020</b>	0.49
<b>Building type</b>	Retail
<b>Planning class</b>	Class 1
<b>Size</b>	274 Sq ft
<b>VAT charges</b>	The rental is quoted exclusive of VAT. VAT is currently payable upon the rent and any other charges.
<b>Lease details</b>	Full Repairing and Insuring Lease Terms.
<b>EPC category</b>	G
<b>EPC certificate</b>	Available on request

Floor	Size sq ft	Rent psf	Total pa	Planning usage	Status
Ground	274	£23.72	£6,500.00	Class 1	Available

\* All sizes NIA



### More information

[Visit microsite](#)

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### Contact us

Graham + Sibbald

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Viewings strictly by appointment through Graham + Sibbald.

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