



# TO LET

## RETAIL/SALON PREMISES

5 Bank Place, Kilmarnock, KA1 1HJ

- Central position within Kilmarnock Town Centre
- Well-presented former salon premises suitable for other uses
- Net internal area 41.71 sq.m (449 sq.ft)
- 100% rates relief available, subject to status
- £10,000 per annum, exc

## LOCATION

Bank Place is a popular retailing pitch within Kilmarnock Town Centre, connecting the main thoroughfare of John Finnie Street with Bank Street and nearby King Street. Occupiers nearby include RBS and a variety of local retail and licensed businesses.

## DESCRIPTION

5 Bank Place is a double fronted retail unit with electric security shutters that has latterly been used as a nail salon and has been sub-divided to form a front reception area, two treatment rooms, shower and a toilet. The property is well-presented and may be suitable for other uses, subject to consent.

## FLOOR AREA

The shop extends to a net internal floor area of 41.71 sq.m (449 sq.ft).

## RATING

The rateable value is £10,700 and the property qualifies for 100% rates relief, subject to occupier status.

## RENT

Rental offers of £10,000 per annum are invited on the basis of a new, full repairing and insuring lease of negotiable length.

## EPC

EPC available upon request.

## LEGAL COSTS

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

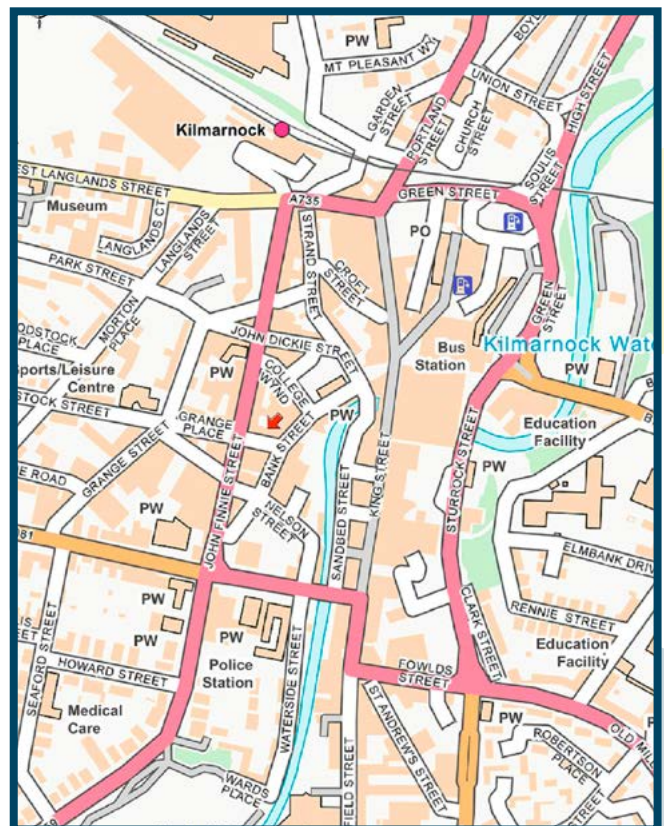
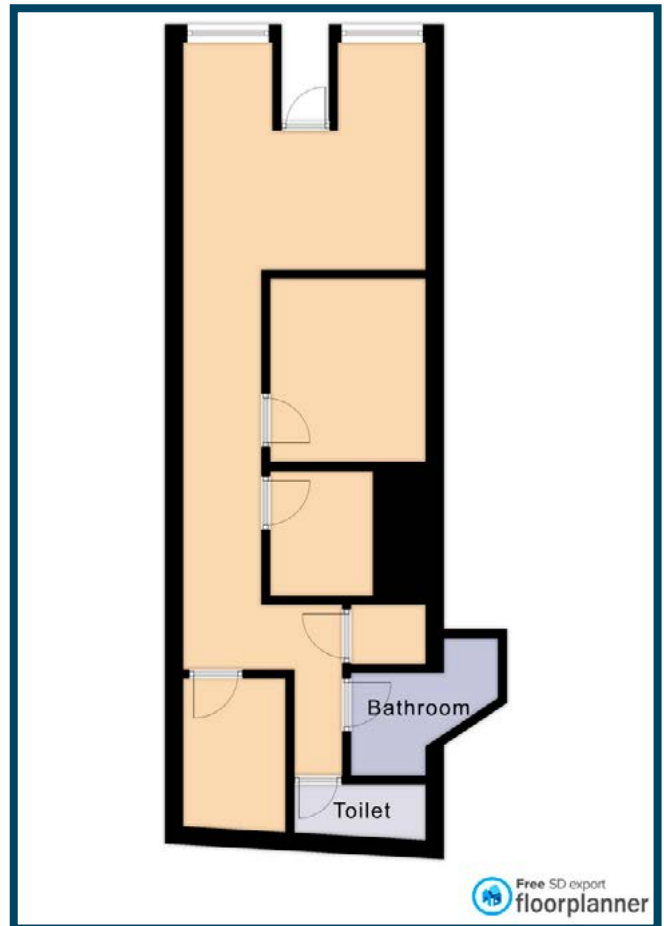
## VIEWING & FURTHER INFORMATION

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