

For Sale/ To Let

32/32a Grange Street
KILMARNOCK
KA1 2DD

August 2015



- Offices with good street presence/shop frontage
- Town centre location
- Total of 1,880 sq ft (174.66 sq m) over ground, first and second floors
- Would suit a variety of uses subject to planning consent
- Seeking offers over £125,000 for the heritable interest / rental of £15,000 per annum

Location

Kilmarnock is a large town in East Ayrshire, with a population of 46,000. It is located 22 miles to the south east of Glasgow, and approximately 15 miles north of Ayr.

The property is located in the town centre, approximately one third of a mile from the train station which provides a half hourly service to Glasgow Central, and a short walk from King Street, the principle shopping thoroughfare.

The property is situated in a mixed use area with neighbouring occupiers including office, leisure, retail, industrial and medical services.

Property

The property comprises a traditionally built red sandstone building constructed in 1902 under a pitched and slated roof.

The ground floor comprises a large office, currently utilised as a campaign office with separate street entrance and including a toilet and kitchen to the rear. The adjoining entrance leads to another two ground floor offices and disabled WC and provides access to the upper floors which are formed of cellular offices and including another kitchen and shower room. The second floor offices have restricted head room and combed ceilings.

The property is presumed to be supplied with mains water, electricity and sewerage and benefits from gas central heating and double glazing.

Areas

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and the net internal areas are as follows:

Ground:	974 sq ft	90.49 sq m
First Floor:	614 sq ft	57.04 sq m
Second Floor:	292 sq ft	27.13 sq m
Total:	1,880 sq. ft.	174.66 sq m

EPC

The property has an EPC rating of F. The Certificate and Recommendation Report is available on request.

Rateable Value

The rateable value of the property is listed on the Scottish Assessors website as £8,650, and as such would qualify for 100% rates relief as per the small business bonus scheme.

VAT

The property is registered for VAT, therefore VAT will be payable on the purchase price or rent.

Proposal

Offers over **£125,000** are invited for the heritable interest subject to vacant possession.

Alternatively, a new full repairing lease for a minimum term of 5 years will be granted at a rental of **£15,000 per annum**.



For further information or an appointment to view please contact:

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