



FOR SALE

The Fitness Centre 11 A & B Rugby Road Kilmarnock KA1 2DP

11A & B Rugby Road, Kilmarnock KA1 2DP



Leisure for sale, 7,945 sq ft, £300,000 (offers in excess of)

For more information visit <https://realla.co/m/40711-the-fitness-centre-11-a-b-rugby-road-kilmarnock-ka1-2dp-11a-b-rugby-road>

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Fully fitted commercial gym with independent office premises above

The subject property comprises The Kilmarnock Fitness Centre which comprises a former workshop which has been converted and developed over recent years and extended to accommodate the existing gymnasium, fitness studios and office accommodation which has been formed over the ground and attic floors. The elevations are of brickwork construction with a wetdash rendered finish. The roof comprises multiple roof pitches finished with a combination of profile metal cladding and traditional slate coverings.

Internally the ground floor accommodation comprises a reception and waiting area, gymnasium, fitness studios, changing and shower facilities, steam room and sauna. The first floor accommodation comprises office, kitchen and wc facilities. There are two staircases providing access to the front and rear of the upper floor accommodation provided by a spiral steel staircase to the front elevation adjacent to the main access to the building from Rugby Road and a further internal fire exit staircase to the rear. Certain items of moveable gym equipment may be available by separate negotiation.

Highlights

- Gym Premises
- Independent Offices
- Development Opportunity
- 738.10 sq m (7,945 sq ft)

Property details

Price	£300,000 (offers in excess of)
Building type	Leisure
UBR 2019/2020	0.49
VAT	VAT is currently payable upon the purchase price.
Tenure	Freehold
Deal type	Vacant possession
EPC category	G
Size	7,945 Sq ft

Unit	Floor	Size sq ft
11A Rugby Road	Ground	5,597 GIA
11B Rugby Road	Attic	2,348 GIA
Total		7,945

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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