

**TO LET
LEISURE**

**GRAHAM
SIBBALD**



**58 John Finnie Street, Kilmarnock,
KA1 1BS**

- Class 11 Use - alternative uses considered
- Prominent town centre location
- Available in whole or in part

LOCATION

The property is prominently situated on the John Finnie Street within Kilmarnock Town Centre, forming part of the one way ring road around the Town Centre which has high vehicular traffic and on-street parking. Kilmarnock railway station and bus station are within close proximity.

Surrounding occupiers include The Clansman Bar, Lumiescents, Gallery 2, Faulds the Butchers and Kilmarnock Foot Clinic.



DESCRIPTION

The subjects comprise a former nightclub occupying the upper two floors an attractive three storey Category "B" Listed building formed in brick with red sandstone façade beneath a pitched and slated roof.

The property is accessed from a main entrance and staircase from John Finnie Street providing independent access to both first and second floors, which have potential for independent occupation.

Each floor is of open plan nature and has independent WC and storage facilities. A rear fire exit provides full access to both floor from the rear.

ACCOMMODATION

| | | |
|--------------|-------------|-------------|
| First Floor | 278.76 Sq M | 3,000 Sq Ft |
| Second Floor | 257.75 Sq M | 2,768 Sq Ft |
| Total | 536.51 Sq M | 5,768 Sq Ft |

RATEABLE VALUE

The current rateable value is £26,100.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.



VAT

The rental is quoted exclusive of VAT.

VAT is not currently payable upon the rent and any other charges.

ENERGY PERFORMANCE CERTIFICATE

Certificate available upon request.

QUOTING RENT

£12,000 per annum - First Floor

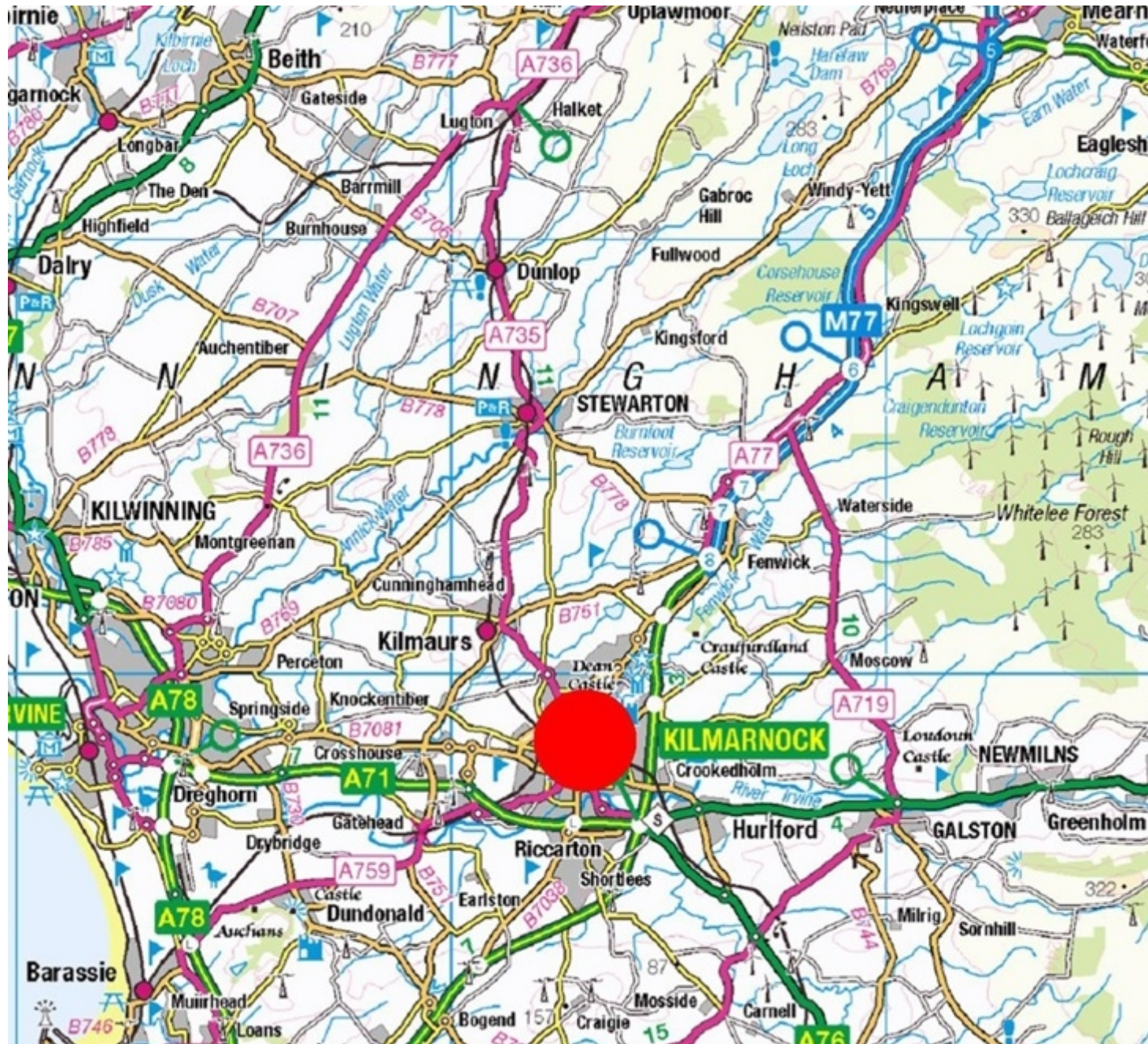
£9,000 per annum - Second Floor

TENURE

The premises are offered on Full Repairing and Insuring terms.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



FRASER LANG
Fraser.Lang@g-s.co.uk
07803 896 978



DEANNA HUGHES
Deanna.Hughes@g-s.co.uk
07771 066 816

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

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