

## TO LET / FOR SALE - RETAIL

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3 CROFT STREET

KILMARNOCK, KA1 1JB



### KEY HIGHLIGHTS

- 1,342 sq ft
- Situated just off King Street, Kilmarnock's main retail pitch
- Eligible for 100% rates relief
- Sale - o/o £85,000
- Large ground floor retail premises
- Available for immediate occupation
- Rent - £8,500 pa

## SUMMARY

Available Size	1,342 sq ft
Rent	£8,500 per annum
Price	Offers in excess of £80,000
Rates Payable	£4,183.20 per annum Some occupiers may be eligible for 100% rates relief.
Rateable Value	£8,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Mid-terraced ground floor retail premises.

Externally benefits from large modern shopfront with adjacent customer entrance.

Internally provides large open-plan accommodation with WC's and tea-prep to rear.

## LOCATION

Kilmarnock is located within within the East Ayrshire Local Authority Region approximately 24 miles south of Glasgow, 9 miles east of Irvine, 14 miles north of Prestwick and 17 miles north of Ayr.

The town has a population of approximately 45,000 and is the principal retail centre for East Ayrshire

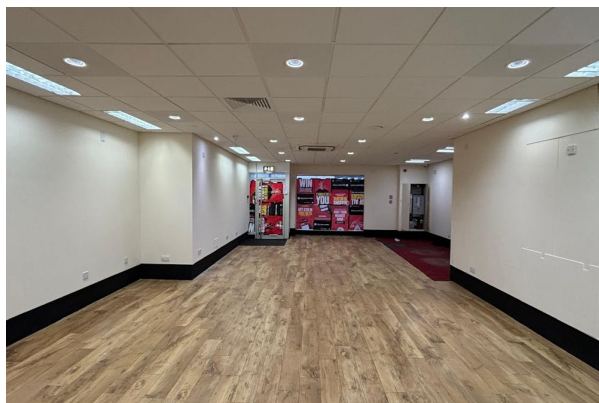
More specifically, the subjects are situated within the heart of Kilmarnock Town Centre on the south side of Croft Street by its junction Portland Street by the Burns Shopping Centre.

Nearby occupiers include Costa Coffee, JD Wetherspoon, Semi-Chem, Game and CEX.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,342	124.68	Under Offer
<b>Total</b>	<b>1,342</b>	<b>124.68</b>	



## VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

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