

TO LET
RETAIL / OFFICE

 **GRAHAM
SIBBALD**



**48 Grange Street, Kilmarnock, KA1
2DD**

- Refurbished self-contained office premises
- Town centre location
- Potential for 100% rates relief
- No VAT applicable

LOCATION

Kilmarnock is situated within East Ayrshire and serves as the main administrative centre of the Council. The town has a resident population of approximately 47,064 persons (Census 2022).

Kilmarnock is located 7 miles east of Irvine, 13 miles northeast of Ayr and 25 miles southwest of Glasgow, connected by the A71 and A77/M77 trunk roads. The town is well connected throughout East Ayrshire by public transport with regular bus and rail services in all directions.

The subject property is located within Kilmarnock town centre and is situated on Grange Street between the junctions of Portland Road (B7081) to the south and Old Irvine Road to the north.



DESCRIPTION

The subject property comprises an end-terrace ground floor single storey unit constructed in brick with a timber pitched and slated roof.

Externally, the property has smooth render finish to the front elevation with UPVC rainwater goods and window/pedestrian door.

Internally, there is open-plan accommodation comprising main office, private office, WC and kitchen facilities. A large attic storage area also forms part of the property with ladder access.

ACCOMMODATION

Ground Floor	200 Sq Ft	18.63 Sq M
Attic	112 Sq Ft	10.44 Sq M
Total	312 Sq Ft	29.07 Sq M

RATEABLE VALUE

The current rateable value is £1,950.

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

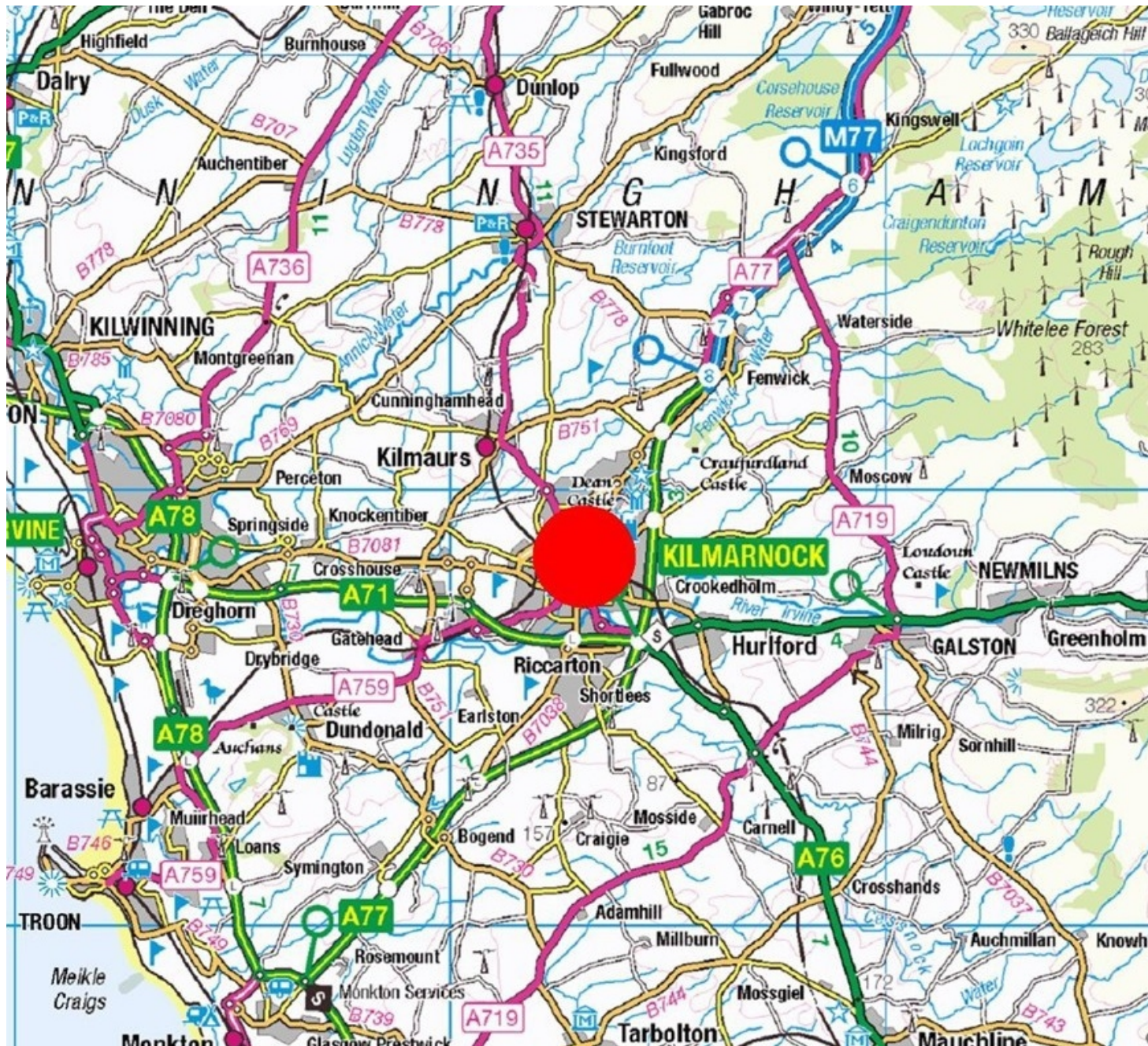
£6,000 Per Annum

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:



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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.