

**TO LET**

**GYM/STUDIO SPACE**

POTENTIAL FOR OFFICE USE  
SUBJECT TO PLANNING

ACCESSIBLE EDGE OF TOWN  
CENTRE LOCATION

PROMINENT BUILDING

INCLUDES CAR PARKING

199.5 SQ. M. (2,148 SQ. FT.)

OFFERS OVER £15,000 P.A.



WHAT 3 WORDS

**13 LOW GLENCAIRN STREET, KILMARNOCK, KA1 4DG**

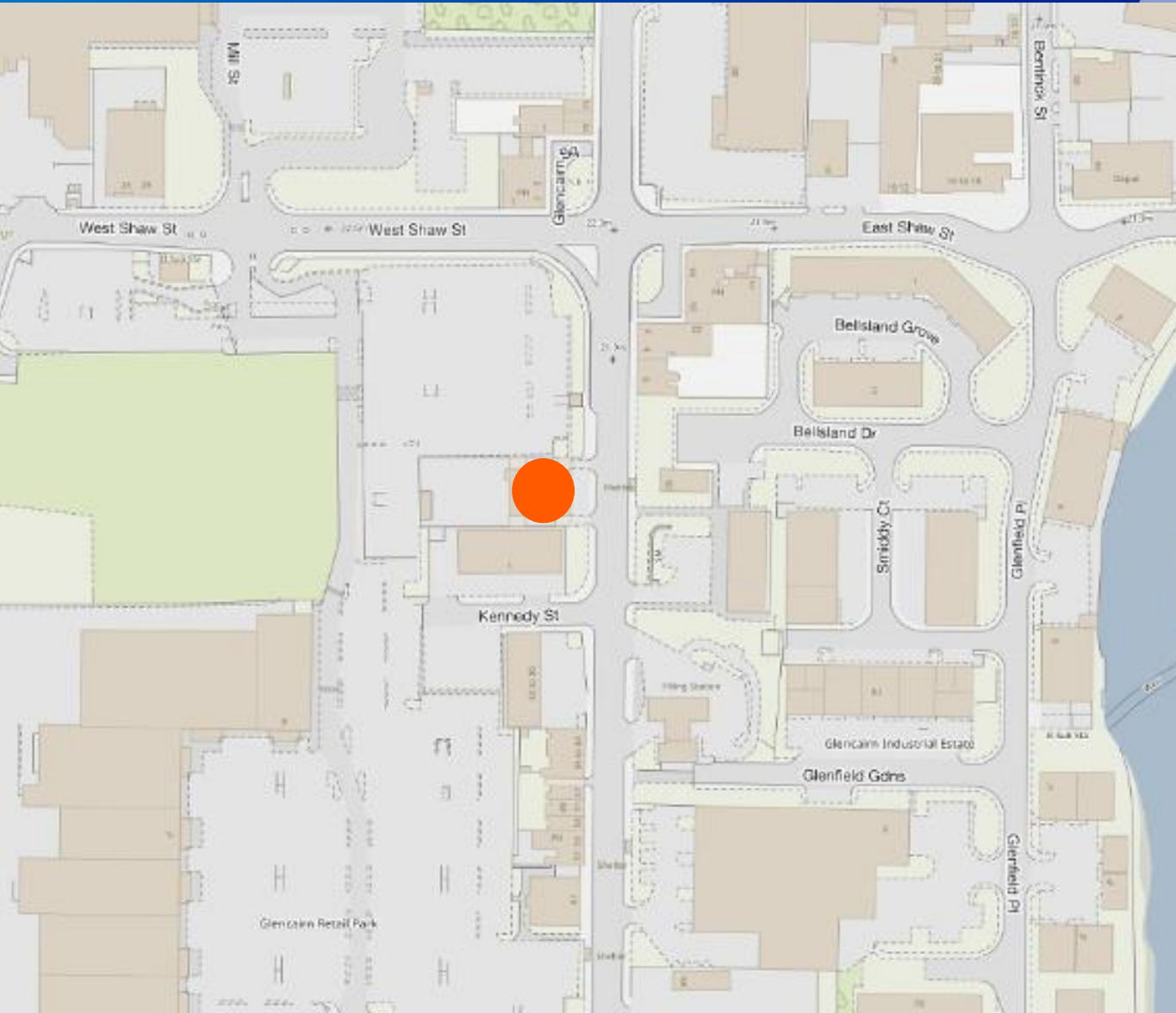
CONTACT: Arlene Wallace | [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) | 01292 267987 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

13 LOW GLENCAIRN STREET, KILMARNOCK



The subjects are located close by a busy road junction on Low Glencairn Street immediately south of Kilmarnock town centre in an area of commercial use with Glencairn Retail Park a short distance to the south.

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500.



FIND ON GOOGLE MAPS



# Description

13 LOW GLENCAIRN STREET, KILMARNOCK



The subjects comprise gym/studio space occupying part of the first floor of a three storey detached property.

The building contains complementary uses including a tanning salon and dance studio amongst others.

A car park shared between the occupiers of the building is located to the rear.

Internal accommodation comprises the following:

- > Gym/Studio Space
- > Reception Area
- > Three Offices
- > Kitchen
- > W.C.
- > Shower Room

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>TOTAL</b>	<b>199.5</b>	<b>2,148</b>

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rent

Rental offers over **£15,000 per annum** are invited.

## Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

## Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £14,200

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Arlene Wallace**

[a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)



**Kevin N Bell BSc MRICS**

[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)

**Shepherd Chartered Surveyors**

22 Miller Road, Ayr, KA7 2AY

t: **01292 267987 Option 2**



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](http://shepherd.co.uk)