

TO LET  
RETAIL / OFFICE

 **GRAHAM  
SIBBALD**



25 Nelson Street, Kilmarnock, KA1  
1DB

- Desirable town centre location next to public car park
- Suitable for retail or office use
- Potential for 100% rates relief
- Size 420 Sq Ft (39.02 Sq M)

## 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 46,159 persons (Census 2011) although draws on a wider rural catchment population from surrounding towns and villages.

The subject property is prominently situated within Kilmarnock town centre and lies to the north-east of Nelson Street, between the junctions of Bank Street to the north-west and St Marnock Place to the south-east.



## DESCRIPTION

The subjects comprise an end terrace ground floor retail or office unit. The property benefits from full height glazed double frontage with roller shutter doors.

Internally, the property is currently open plan with portioned storage space/office and a WC. The building is of blockwork construction with pitched, timber framed roof overlaid in tiles.

Services include mains 3-phase electricity, water and drainage.

## ACCOMMODATION

Ground Floor	420 Sq Ft	39.02 Sq M
--------------	-----------	------------

## RATEABLE VALUE

The current rateable value is £6,300.

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**

EPC rating 'D'. Certificate available upon request.

### **QUOTING RENT**

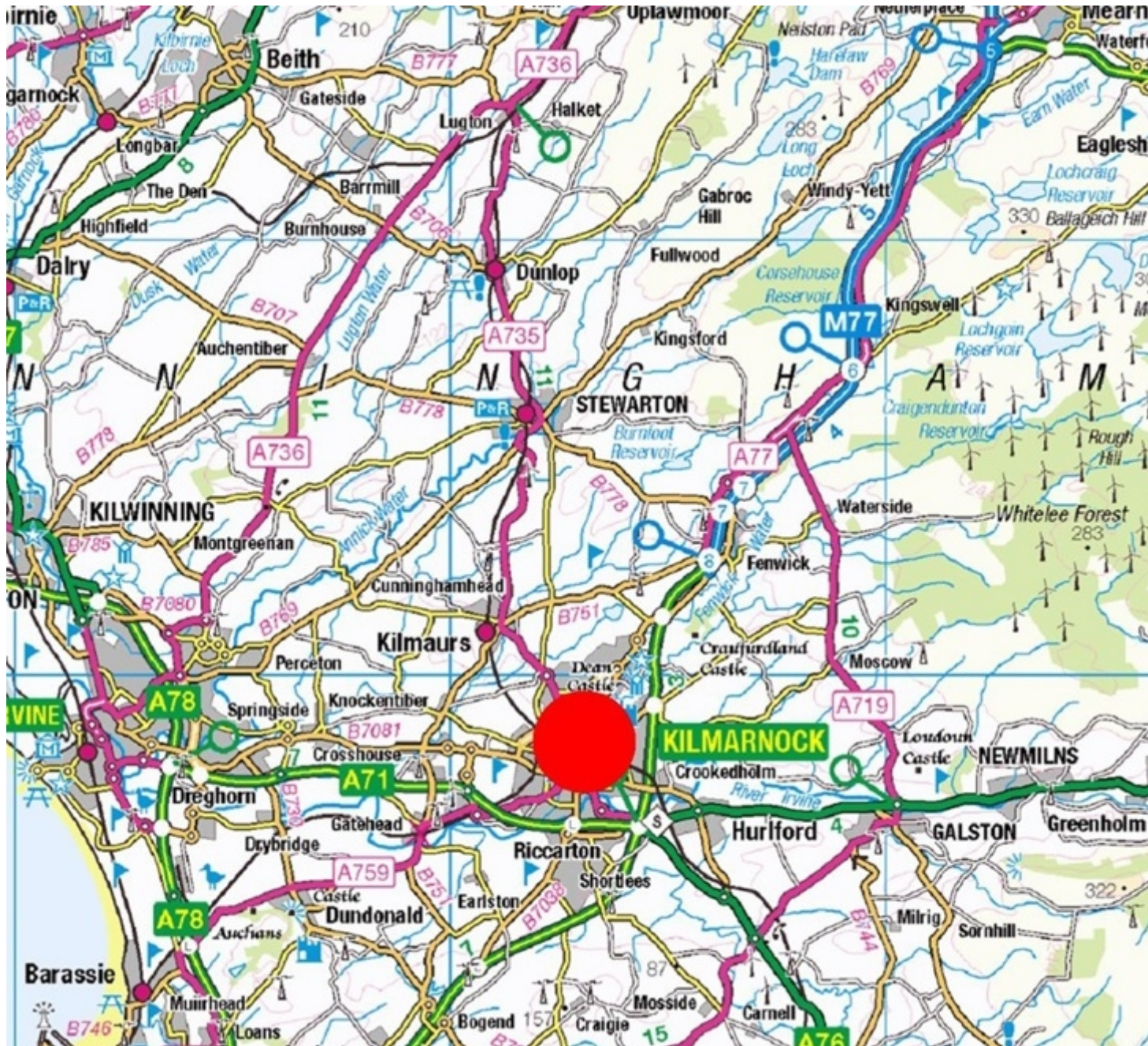
£10,000 Per Annum

### **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:



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



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

**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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: April 2026

**ANTI-MONEY LAUNDERING (AML) PROCESS**

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.