

For Sale/To Let

32/32a Grange Street
KILMARNOCK
KA1 2DD



- ◆ Offices with good street presence/ shop frontage.
- ◆ Town centre location.
- ◆ Total of 1,880 sq ft over ground, first and second floors.
- ◆ Would suit a variety of uses subject to planning consent.
- ◆ Seeking offers over £100,000 for the heritable interest/ rental offers invited.

Location

Kilmarnock is a large town in East Ayrshire with a population of 46,000. It is located 22 miles to the south east of Glasgow and approximately 15 miles north of Ayr.

The property is located in the town centre, approximately one third of a mile from the train station which provides a half hourly service to Glasgow Central and a short walk from King Street, the principle shopping thoroughfare.

The property is situated in a mixed use area with neighbouring occupiers including office, leisure, retail, industrial and medical services.

Property

The property comprises a traditionally built red sandstone building constructed in 1902 under a pitched and slated roof.

The ground floor comprises a large ofice, currently utilised as a campaign office with separate street entrance and including a toilet and kitchen to the rear. The adjoining entrance leads to another two ground floor offices and a disabled WC and provides access to the upper floors which are formed of cellular offices and including another two ground floor offices and disabled shower room. The second floor offices have restricted headroom and combined ceilings.

The property is presumed to be supplied with mains water, electricity and sewerage and benefits from gas central heating and double glazing

Areas

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and the net internal areas are as follows:-

Ground	974 sq ft	90.49 sqm
First Floor	614 sq ft	57.04 sqm
Second Floor	292 sq ft	27.13 sqm
TOTAL	1,880 sq ft	174.66 sqm

EPC

The property has an EPC rating of 'F'. The Certificate and Recommendations Report is available on request.

Rateable Value

The rateable value of the property is listed on the Scottish Assessors website as £3,300 and as such would qualify for 100% rates relief as per the small business bonus scheme.

Proposal

Offers over £100,000 are invited for the heritable interest subject to vacant possession. Rental offers will also be considered.

For further information please contact:

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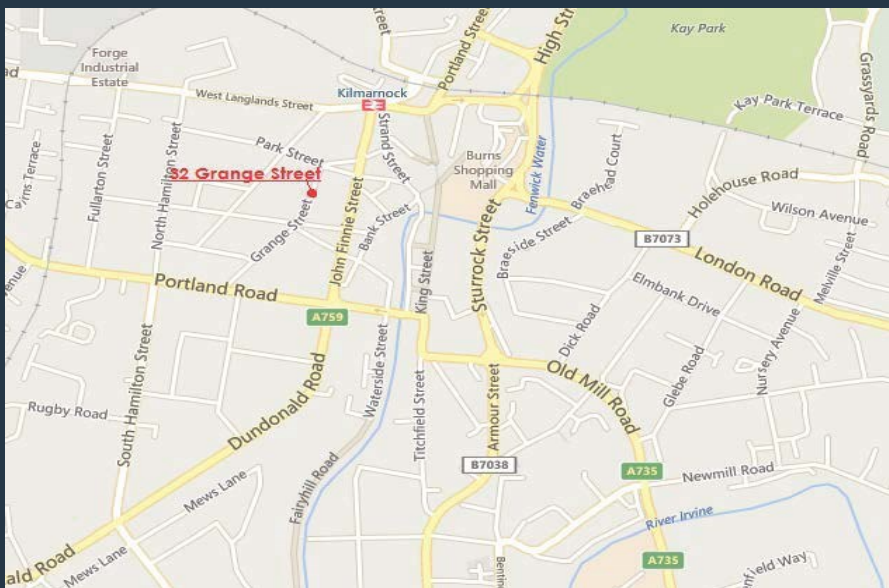
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