

**DM HALL**

**G·M·BROWN**

# FOR SALE

## PRIME RETAIL UNIT

- ▶ Prime retail position in Kilmarnock Town Centre
- ▶ Well-presented double fronted retail unit
- ▶ Potential for alternative uses
- ▶ Floor area 292.92 sqm (3,153 sqft)
- ▶ Offers over £135,000 are invited

**292.92 sqm  
(3,153 sqft)**



**43 KING STREET • KILMARNOCK • KA1 1PT**

## LOCATION

King Street is the primary retailing thoroughfare within Kilmarnock Town Centre, with the subject property occupying a prime pitch on the street opposite the Burns Mall and set amongst an array of national retailers including Savers, Bank of Scotland, Specsavers and JD Sports, amongst others.

## DESCRIPTION

43 King Street is a prime pitch retail premises having potential for alternative uses, subject to obtaining the necessary consent. The well-presented shop is contained over two floors with extensive sales space on the ground floor and storage/ancillary on the upper floor with service access off Sandbed Street.

## FLOOR AREA

The property extends to the following net internal floor areas:

Floor	sq m	sq ft
Ground	183.30	1,973
First	109.62	1,180
<b>Total NIA</b>	<b>292.92</b>	<b>3,153</b>

## RATING

The rateable value is £19,700.

## PRICE

Offers over £135,000 are invited, exclusive of VAT.

## EPC

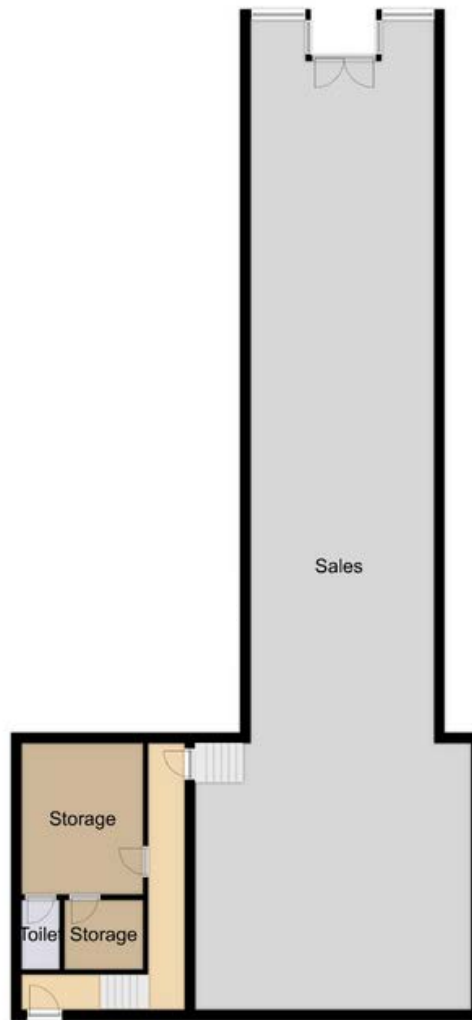
EPC available upon request.

## LEGAL COSTS

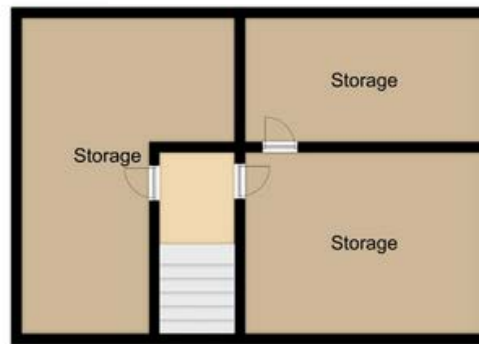
Each party to be responsible for their own legal costs incurred.







GROUND FLOOR



FIRST FLOOR

FLOOR PLAN (FOR INDICATIVE PURPOSES ONLY)

## Viewing & Further Information

Strictly by prior arrangement with:-

# DM HALL

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## DM Hall Commercial Department

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# G·M·BROWN

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## GM Brown

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PROPERTY REF: WSA2800

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APRIL 2025

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