

# TO LET

## High Quality Commercial Space in Iconic Town Centre Building

Available Summer 2025 subject  
to planning

Space suited to a variety of uses

- Retail
- Office
- Licensed/Leisure
- Health/Beauty or Gym
- Industrial/Workshop

Rentals upon Application



WHAT 3 WORDS

**GPO STUDIOS, 73 JOHN FINNIE STREET, KILMARNOCK, KA1 1NN**

**CONTACT: |Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 |  
shepherd.co.uk**





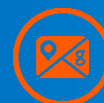
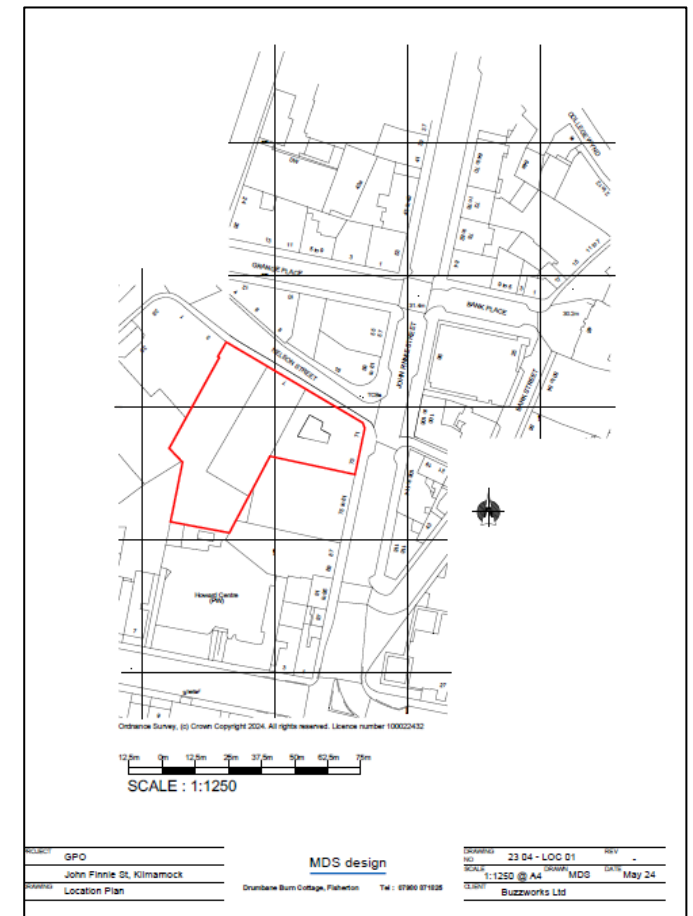
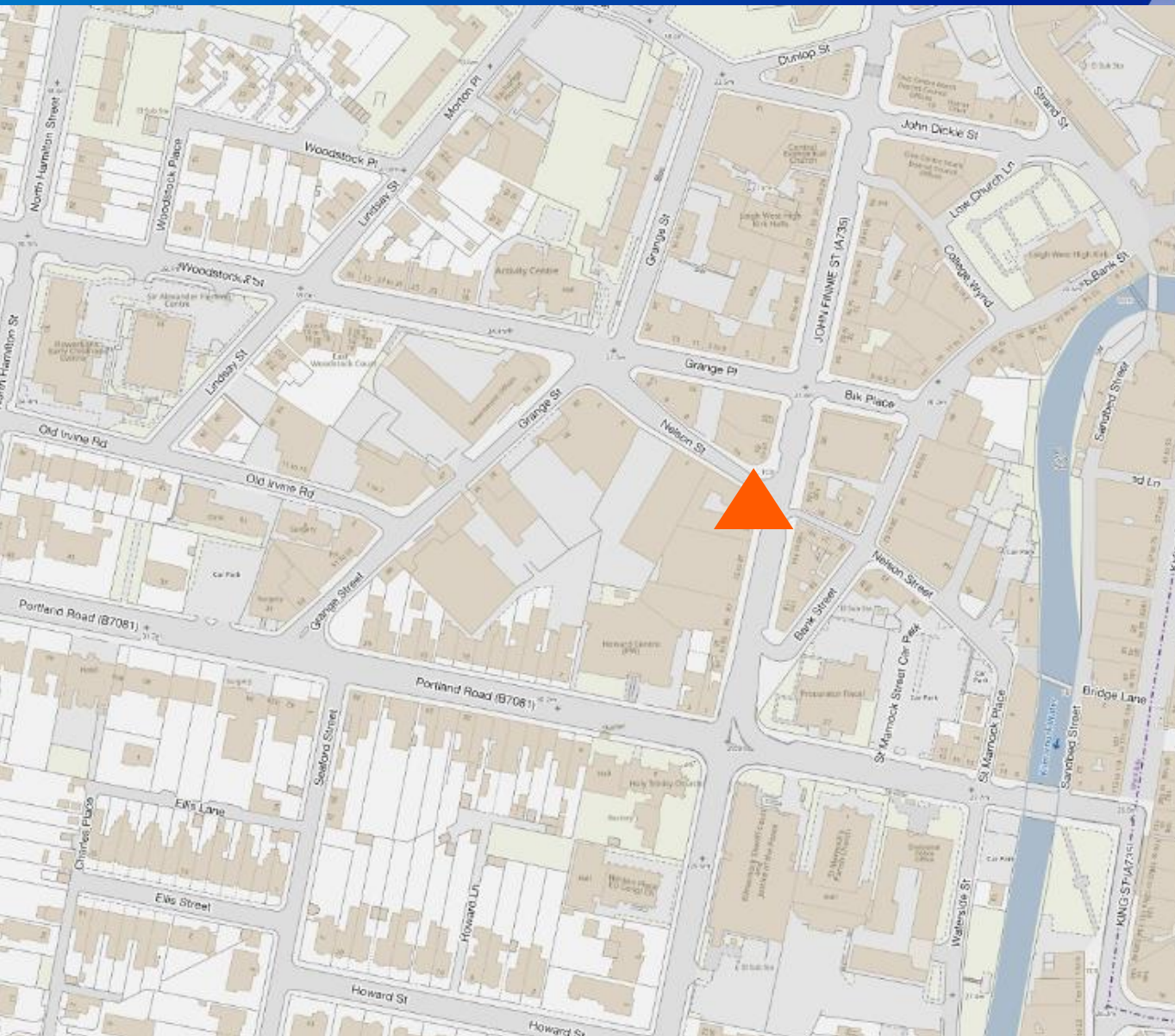


# Location

GPO STUDIOS, 73 JOHN FINNIE STREET,  
KILMARNOCK

Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,500. The wider area has seen significant investment in recent times a process which is ongoing.

The subjects are located on the corner of John Finnie Street and Nelson Street in the heart of Kilmarnock town centre in an area of established commercial use including a range of office, retail and licensed/leisure premises.



FIND ON GOOGLE MAPS



# Description

GPO STUDIOS, 73 JOHN FINNIE STREET,  
KILMARNOCK



**Our clients applied for planning consent with a view to comprehensively upgrading and modernising an iconic town centre building.**

The uses included are as follows:

- Retail
- Office
- Licensed/Leisure
- Health & Fitness – Gym
- Industrial/Workshop

Internal CGI images are included for illustration purposes only.

The property also benefits from a large car park with controlled entry.



## Proposed Development

A planning application has been lodged with East Ayrshire Council in respect of the development under Reference 24/0365/PP, Plans and documentation are available to view online.

It is anticipated that the units will be available from Summer 2025.

## Rent

Rents upon Application.

## Rateable Value

To be re-assessed.

## Energy Performance Certificate

To be re-assessed.

## 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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE APRIL 2025

## Get in Touch

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



**Kevin N Bell BSc MRICS**  
[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto:a.wallace@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](https://www.shepherd.co.uk)