

TO LET

Refurbished Former Nightclub, Suited to a Variety of Uses

Class 11 permission, suitable for use as a gym, pilates or yoga studio

Available in whole or in part

Attractive listed building in prominent, town centre location

GIA : 3,024-7,088 Sq Ft (282.61-658.49 Sq M)

Offers Over £12,000 - £25,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

58 JOHN FINNIE STREET, KILMARNOCK, KA1 1BS

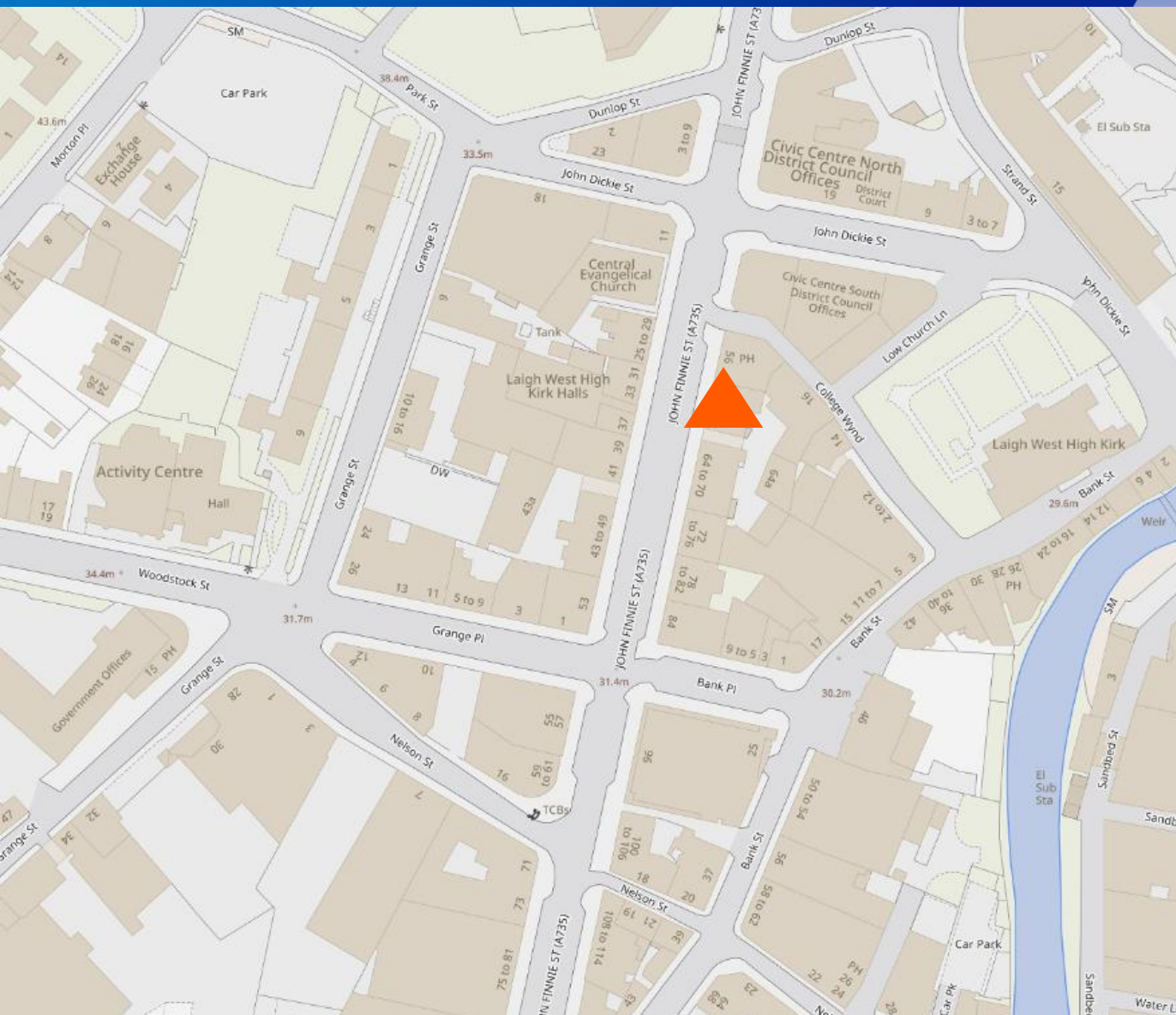
CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

58 JOHN FINNIE STREET, KILMARNOCK



Kilmarnock is the principal settlement in the East Ayrshire Council area and which enjoys good transport links by road and rail.

The property is located on John Finnie Street a prominent secondary town centre location containing an interesting mix of retail office and licensed trade uses and which carries a high traffic volume at most times of day.

On and off street car parking is available in the locality whilst Kilmarnock Train Station is 0.2 miles from the subject.



FIND ON GOOGLE MAPS



First Floor

58 JOHN FINNIE STREET, KILMARNOCK



The subjects comprise a former nightclub occupying the upper two floors an attractive three storey Category “B” Listed building formed in red sandstone brick and having a slate roof.

The property is suited to single or multiple occupancy with internal accommodation comprising the following:

First Floor

- Bar/Nightclub Area
- W.C. Facilities
- Stores
- Offices

The landlord is willing to remove the bar should it not suit the use of a new tenant.

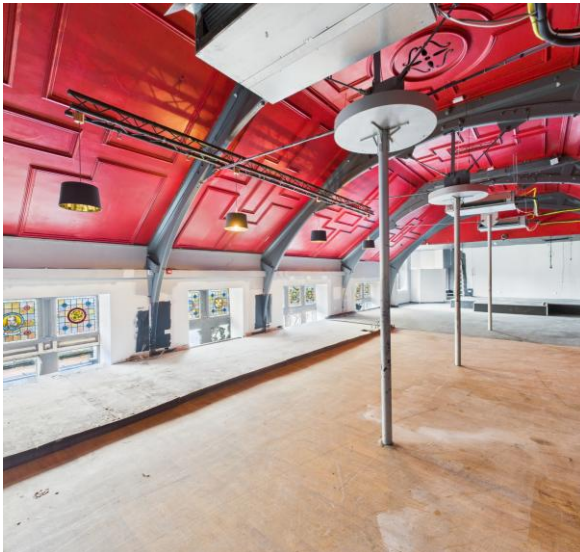
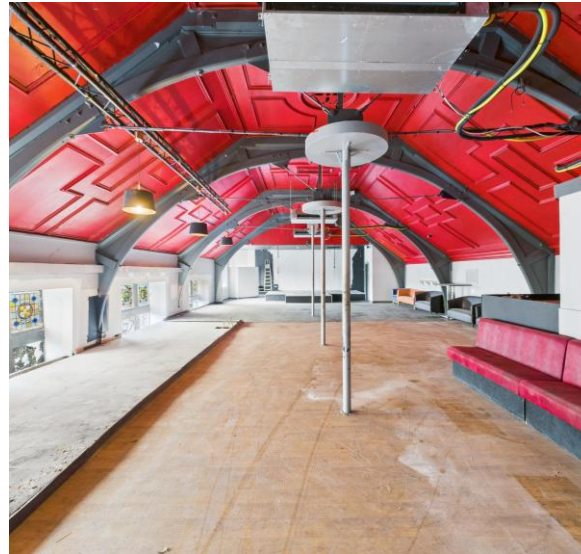
| | m ² | ft ² |
|--------------------|----------------|-----------------|
| Ground Floor | 70.79 | 762 |
| First Floor | 305.59 | 3,284 |
| Second Floor | 282.61 | 3,024 |
| | 658.49 | 7,088 |

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



Second Floor

58 JOHN FINNIE STREET, KILMARNOCK



The subjects comprise a former nightclub occupying the upper two floors an attractive three storey Category “B” Listed building formed in red sandstone brick and having a slate roof.

The property is suited to single or multiple occupancy with internal accommodation comprising the following:

Second Floor

- Dance Floor Area
- W.C. Facilities
- Stores

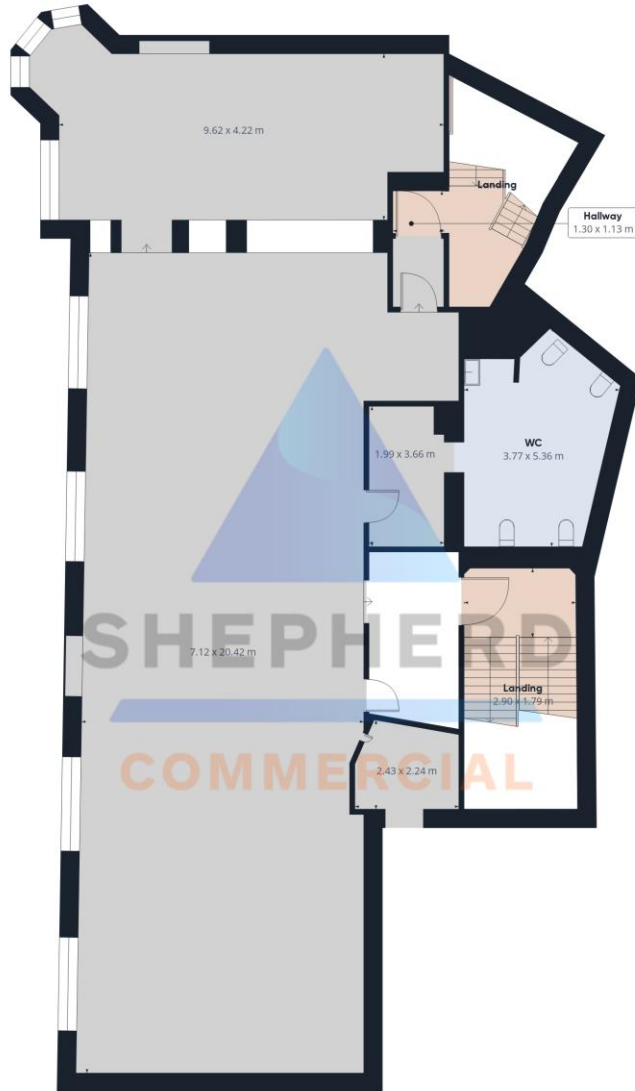
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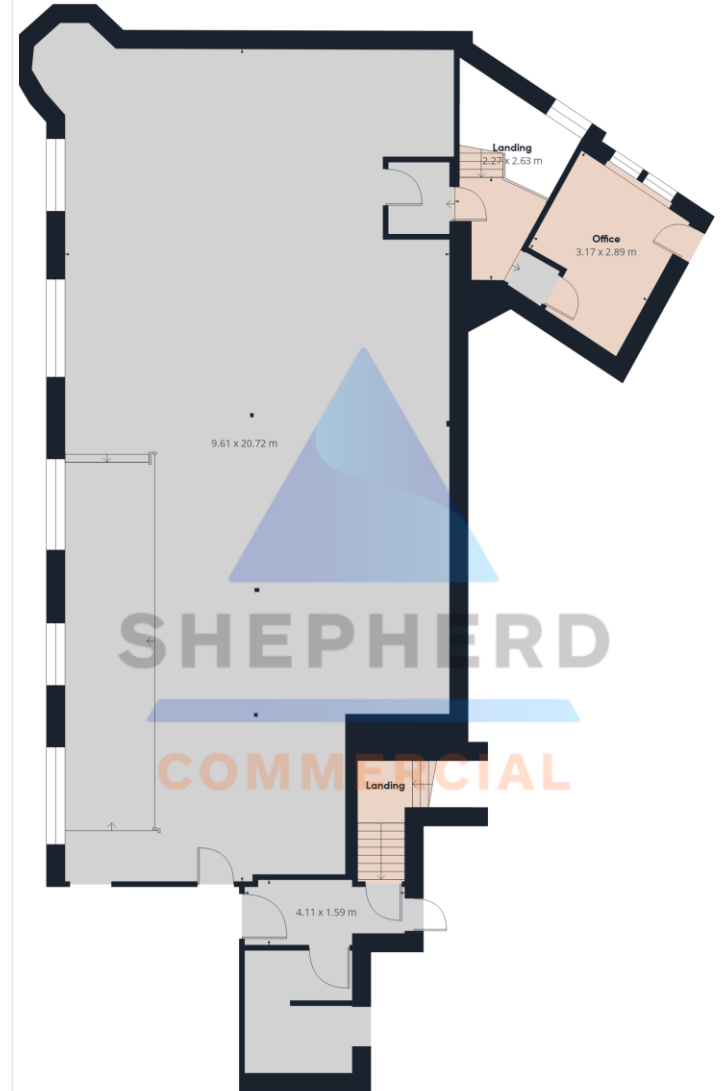


Floorplans

58 JOHN FINNIE STREET, KILMARNOCK



Floor 1



Floor 2



Rental

The unit is available at offers over **£25,000 per annum** although our clients would consider letting on a floor by floor basis with the following quoting rental.

First Floor – Offers over **£17,000 per annum**

Second Floor – Offers over **£12,000 per annum**

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 £27,000

Should the subjects be let as an individual floor the rateable value will require to be re-assessed against which will be a right of appeal.

Energy Performance Certificate

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:



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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.

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