

TO LET

Highly Prominent Former Church

Small, dedicated rear car park

Plentiful public car parking

Modern internal condition

Full roof replacement scheduled
for January 2026

1,171 Sq Ft (108.82 Sq M)

Offers over £16,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

7 FOWLDS STREET, KILMARNOCK, KA1 3DG

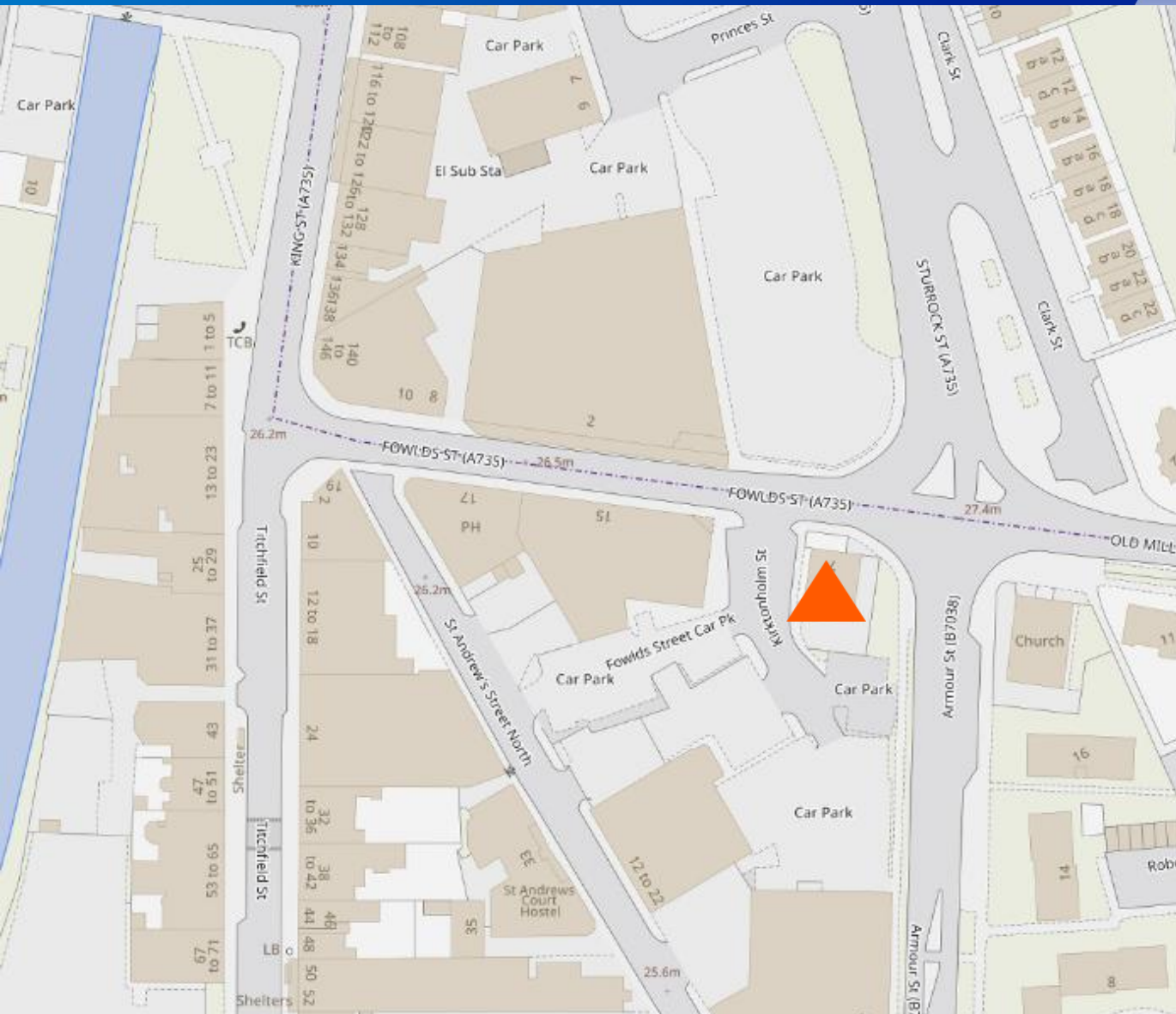
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Location

7 FOWLDS STREET, KILMARNOCK

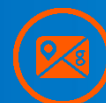


The subjects are located within Kilmarnock, the principal settlement in the East Ayrshire Council area with a resident population of approximately 46,000.

The property is prominently located on Fowlds Street nearby to the intersection with Old Mill Road, Armour Street and Sturrock Street on the edge of Kilmarnock Town Centre.

Surrounding occupiers are strong in nature and include Iceland, Barnardo's Donation Centre, Bensons For Beds and Home Bargains amongst various other local traders.

There is a small dedicated car park to the rear of the property with plentiful public car parking in the surrounding locale.

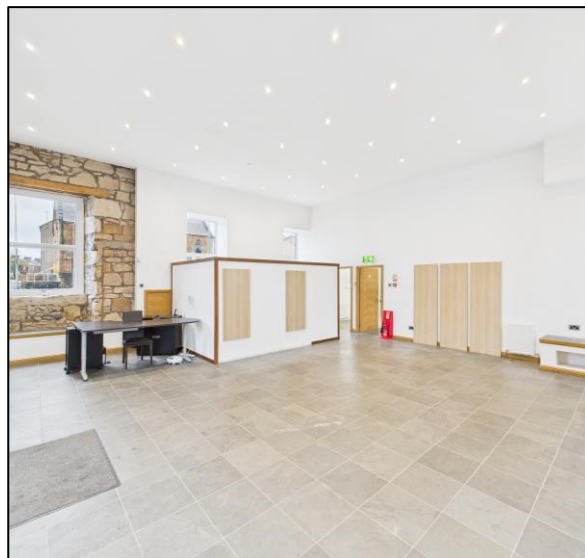


FIND ON GOOGLE MAPS



Description

7 FOWLDS STREET, KILMARNOCK



The subjects comprise a detached retail unit/former church formed in sandstone . The roof is of pitched design and clad in slate with rainwater goods of modern uPVC. There is a small car park to the rear laid in tarmacadam with garden grounds surrounding the property laid in chips.

The landlord has instructed a full replacement of the roof at their expense which is scheduled to be undertaken in January 2026.

The front pedestrian entrance door and windows are all of modern uPVC double glazed. Access to the front pedestrian door is ramped providing wheelchair access.

Internally, flooring is of suspended timber type overlaid in modern tiles. Internal walls are of plasterboard and painted with ceilings of same incorporating modern LED spotlighting.

Services are of mains electricity, gas, water and drainage. Heating is supplied by a modern Ideal gas boiler servicing water filled radiators throughout the property. Lighting is of LED spotlights within the main retailing space. There is a fire alarm and security alarm present.

	m ²	ft ²
	108.82	1,171

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



Floor Plan

7 FOWLDS STREET, KILMARNOCK





Rental

£16,000 per annum.

Lease Terms

Full Repairing and Insuring of negotiable length.

Planning

We assume the subjects benefit from Class 1A permission in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £12,500

Energy Performance Certificate

Available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT is not payable upon the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be 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 November 2025

Get in Touch

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



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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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