

TO LET

Rarely Available Hall Opportunity

Suitable for a variety of uses

0.1 mile to Kilmaurs Train Station

Potential for 100% rates relief

No VAT payable upon rent

106.50 Sq M (1,146 Sq Ft)

Offers over £12,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

FORMER CHURCH HALL, 2 CROSSHOUSE ROAD, KILMAURS, KA3 2SA

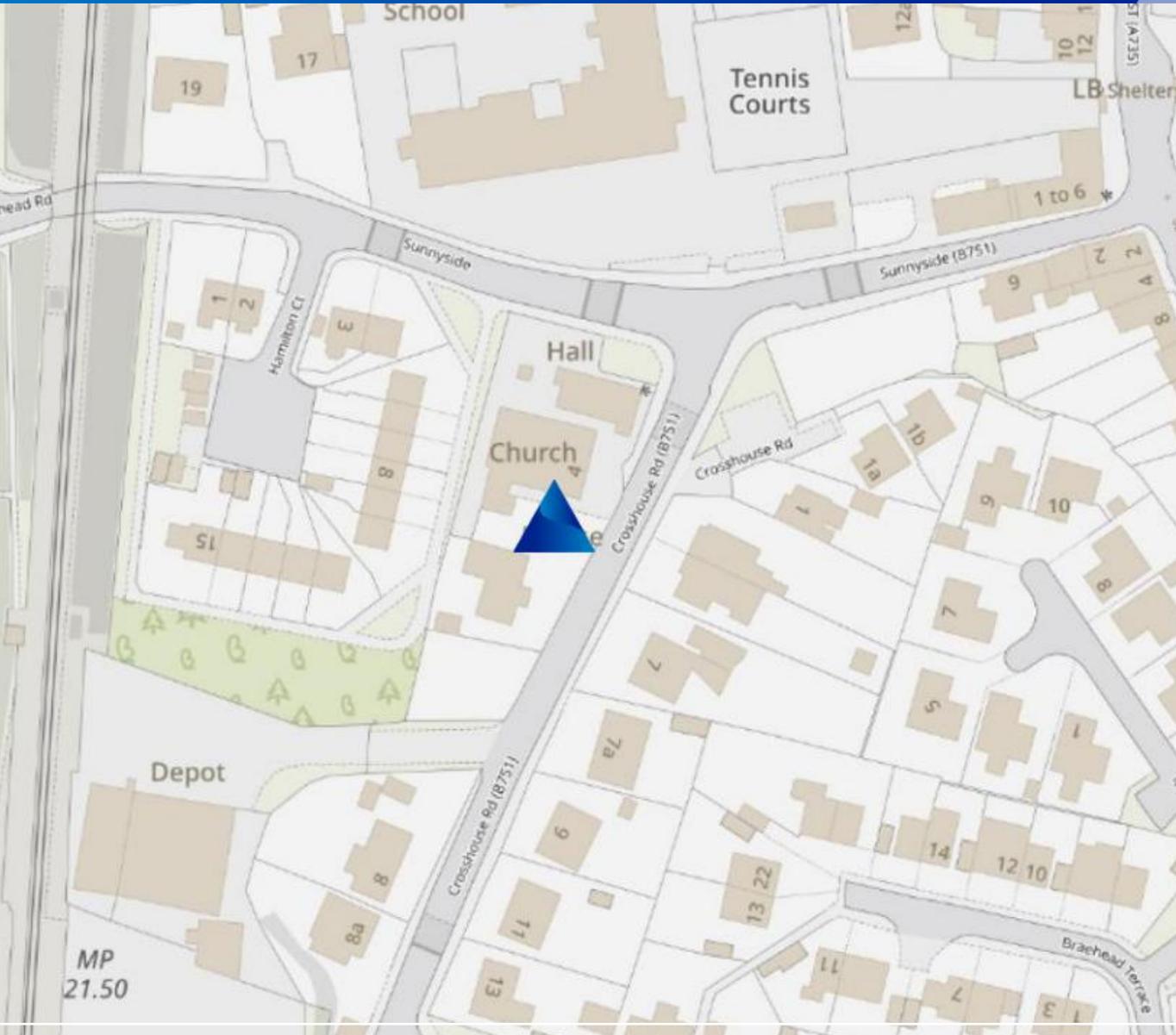
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Location

CHURCH HALL, 2 CROSSHOUSE ROAD,
KILMAURS, KA3 2SA



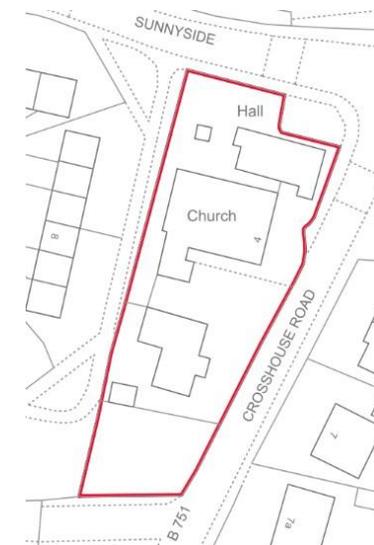
Kilmaurs is located around 4 miles north of Kilmarnock on the A735 with a resident population of around 2,600.

The town is primarily residential in character with a limited range of commercial uses in the town's Main Street. Kilmarnock is the principal shopping and administrative centre for East Ayrshire with a resident population of approx. 46,500.

The village benefits from a direct rail link to Glasgow and proves to be a popular commuter town.

The property is located on the east side of Crosshouse Road, nearby to the junction with Sunnyside.

Plentiful public car parking is available in the surrounding locale.



FIND ON GOOGLE MAPS



Description

CHURCH, HALL, 2 CROSSHOUSE ROAD,
KILMAURS, KA3 2SA



The subjects comprise a detached Church Hall premises approximately 100-120 years old formed in brick and slate.

The subjects benefit from a full frontage to Crosshouse Road and is suitable for a variety of potential uses.

Accommodation comprises the following;

- Entrance Vestibule
- Hall
- Kitchen
- WC

	Sq M	Sq Ft
Ground Floor	106.50	1,146



Floor Plan

CHURCH HALL, 2 CROSSHOUSE ROAD,
KILMAURS, KA3 2SA



Floor 0 Building 3



Rental

Offers over £12,000 per annum are invited.

Lease Terms

The property is available on a Full Repairing and Insuring lease of negotiable length.

Planning

We assume the subjects benefit from Class 10 (Non-Residential Institution) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The subjects do not form part of a listed building nor are situated in a conservation area.

Rateable Value

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

Rateable Value (Church and Hall) - £7,700

The subjects will require to be re-assessed for rating purposes.

The property is likely to be eligible for 100% business rates relief under the Small Business Bonus Scheme to qualifying occupiers.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT will not be payable upon the purchase price.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser 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 FEBRUARY 2026

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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