

TO LET

**Rarely Available
Former Church
Opportunity**

Suitable for a variety of uses

0.1 mile to Kilmaurs Train
Station

Potential for 100% rates relief

No VAT payable upon rent

267.16 Sq M (2,876 Sq Ft)

Offers over £18,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

FORMER CHURCH, 4 CROSSHOUSE ROAD, KILMAURS, KA3 2SA

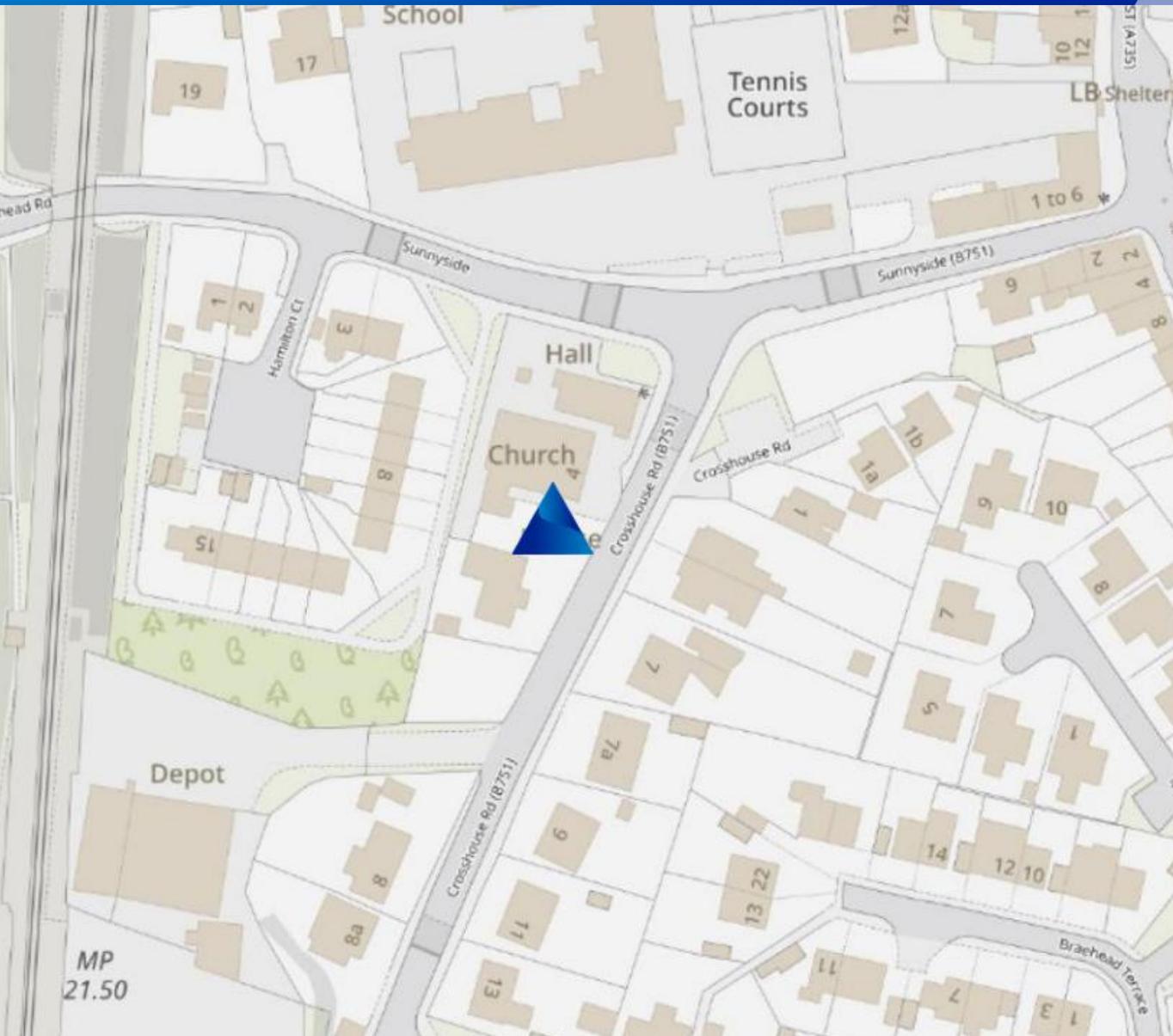
CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

4 CROSSHOUSE ROAD, KILMAURS, KA3 2SA



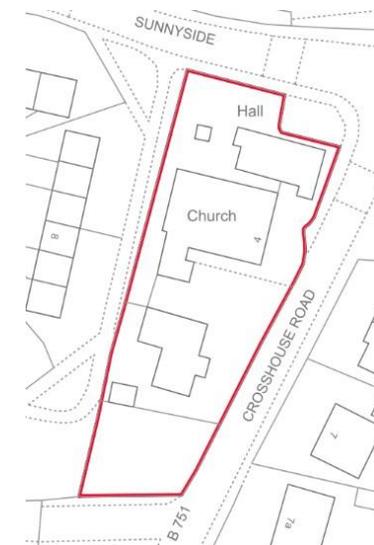
Kilmaurs is located around 4 miles north of Kilmarnock on the A735 with a resident population of around 2,600.

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

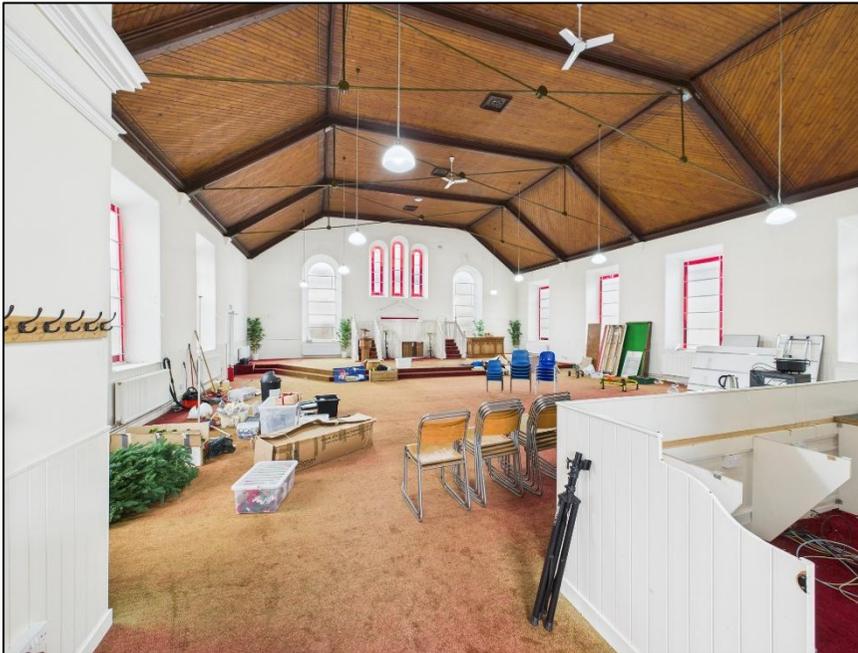


FIND ON GOOGLE MAPS



Description

4 CROSSHOUSE ROAD, KILMAURS, KA3 2SA



The subjects comprise a Church dating back to 1844 formed in traditional stone and slate.

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

Accommodation comprises the following;

- Entrance Vestibule
- Hall
- Office
- Disabled WC

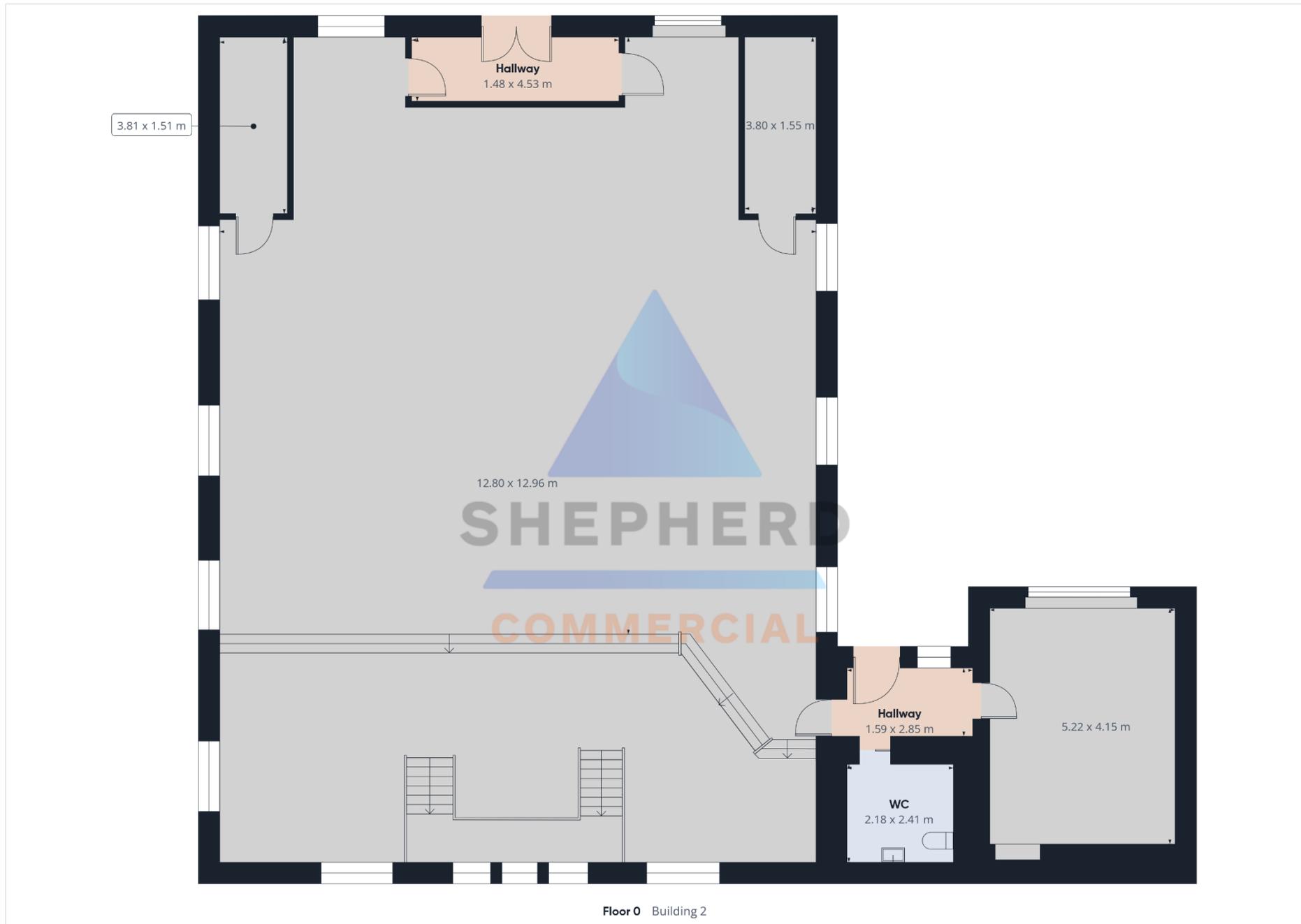
	Sq M	Sq Ft
Ground Floor	267.16	2,876





Floor Plan

4 CROSSHOUSE ROAD, KILMAURS, KA3 2SA



Floor 0 Building 2



Rental

Offers over £18,000 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 property will require to be reassessed for rating purposes upon occupation.

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.



Get in Touch

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



Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk



Kevin N Bell BSc MRICS
kevin.bell@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