



**TO LET**

**Modern Office Suite**

**Prominent town centre location**

**Plentiful public car parking**

**Suitable for alternative uses including leisure, subject to planning**

**Potential for 100% rates relief**

**86.85 sq. m. (935 sq. ft.)**

**Offers over £9,000 per annum**



**VIRTUAL TOUR**



**WHAT 3 WORDS**

**1ST FLOOR, 86 TITCHFIELD STREET, KILMARNOCK, KA1 1PH**

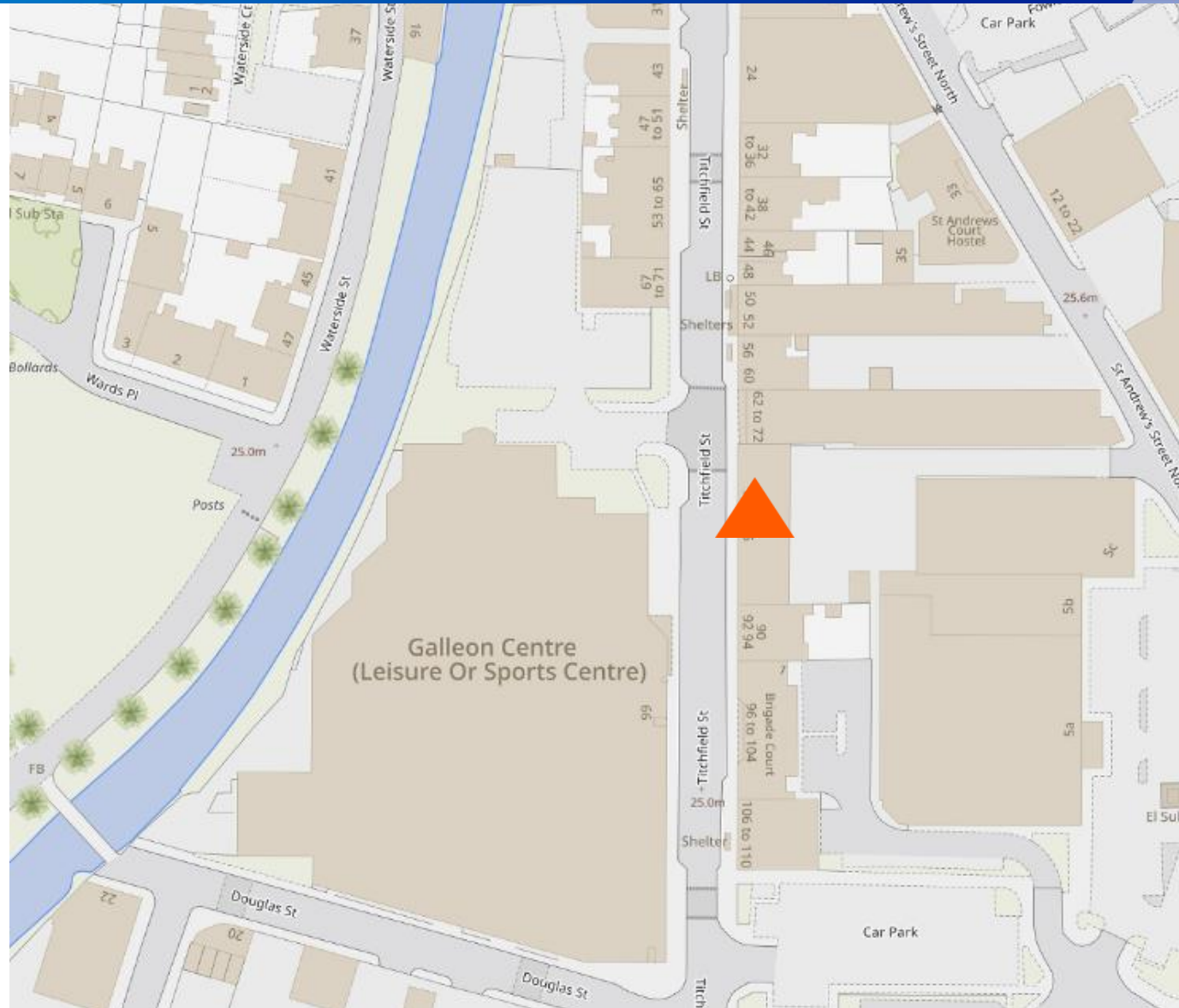
**CONTACT: Daniel Bryson BSc (Hons) | [d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk) | 07831 883226 | [shepherd.co.uk](http://shepherd.co.uk)**





# Location

1ST FLOOR, 86 TITCHFIELD STREET,  
KILMARNOCK



**Kilmarnock is the principal settlement in the East Ayrshire Council area with a resident population of around 46,200.**

The subjects are located on Titchfield Street ,a busy thoroughfare within Kilmarnock town centre.

Surrounding occupiers are generally commercial in nature and include Pepe's Piri Piri, The Galleon Centre, The Longhouse, Kilmarnock Indoor Market, Home Bargains and McDonalds.

There is plentiful public car parking available nearby including some on street parking on Titchfield Street.



FIND ON GOOGLE MAPS



# Description

1<sup>ST</sup> FLOOR, 86 TITCHFIELD STREET,  
KILMARNOCK



The subjects comprise a first floor office suite within a modern, mid terrace property of cavity brick construction beneath a pitched and slated roof servicing rainwater goods of UPVC. Entrance is via a single pedestrian doorway of modern aluminium double-glazed style accessed directly from the prominent Titchfield Street. Windows throughout are of aluminium double-glazed style.

Internally, flooring is of concrete throughout overlaid in carpet. Internal walls are of plasterboard in a painted finish with ceilings of same incorporating LED lighting.

Services are of electricity, water and drainage. Heating is of electric panel style. Lighting is of LED throughout. There is a fire alarm present.

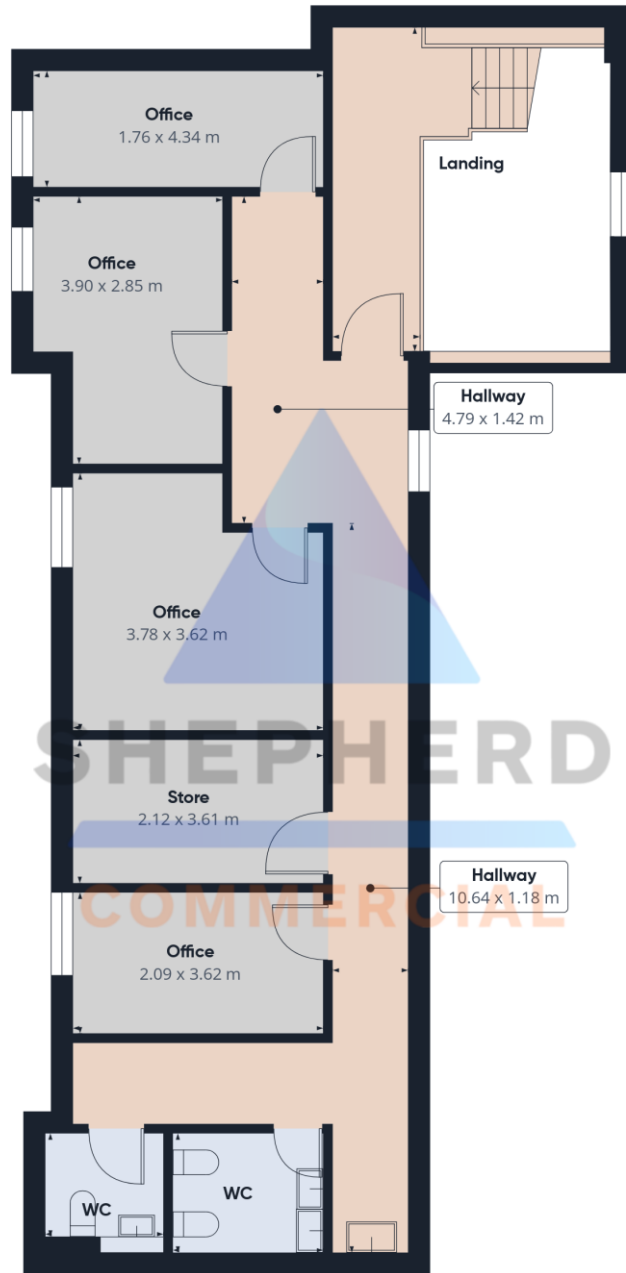
	m <sup>2</sup>	ft <sup>2</sup>
	86.85	935

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

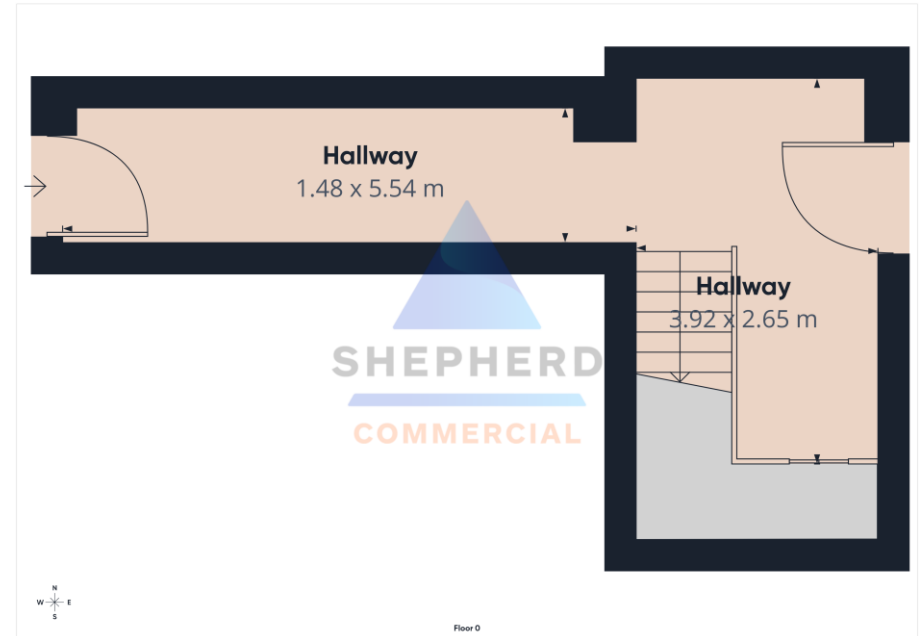


# Floor Plans

1<sup>ST</sup> FLOOR, 86 TITCHFIELD STREET,  
KILMARNOCK



Floor 1





## Rental

The unit is available at **offers over £9,000 per annum.**

## Lease Terms

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

## Planning

We assume the property benefits from Class 1A permission in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997, as amended.

The landlord would consider alternative uses including a gymnasium or Pilates studio, subject to planning.

The property is not situated within a Listed building nor a conservation area.

## Rateable Value

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

RV £6,700

The property has the potential for 100% rates relief under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is 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 April 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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