

**TO LET**

**Workshop Premises**

**NIA:- 164.9 SQM (1,775 SQFT)**

**Prominent Roadside Location**

**Full Height Roller Shutter Access**

**Suitable For A Variety Of Uses  
(Subject To Planning)**

**Potential for 100% Rates Relief**

**Rent: OIEO: £10,000 per annum**



**VIRTUAL TOUR**



**WHAT 3 WORDS**

**UNIT 1, 208 WESTERN ROAD, KILMARNOCK, KA3 1NJ**

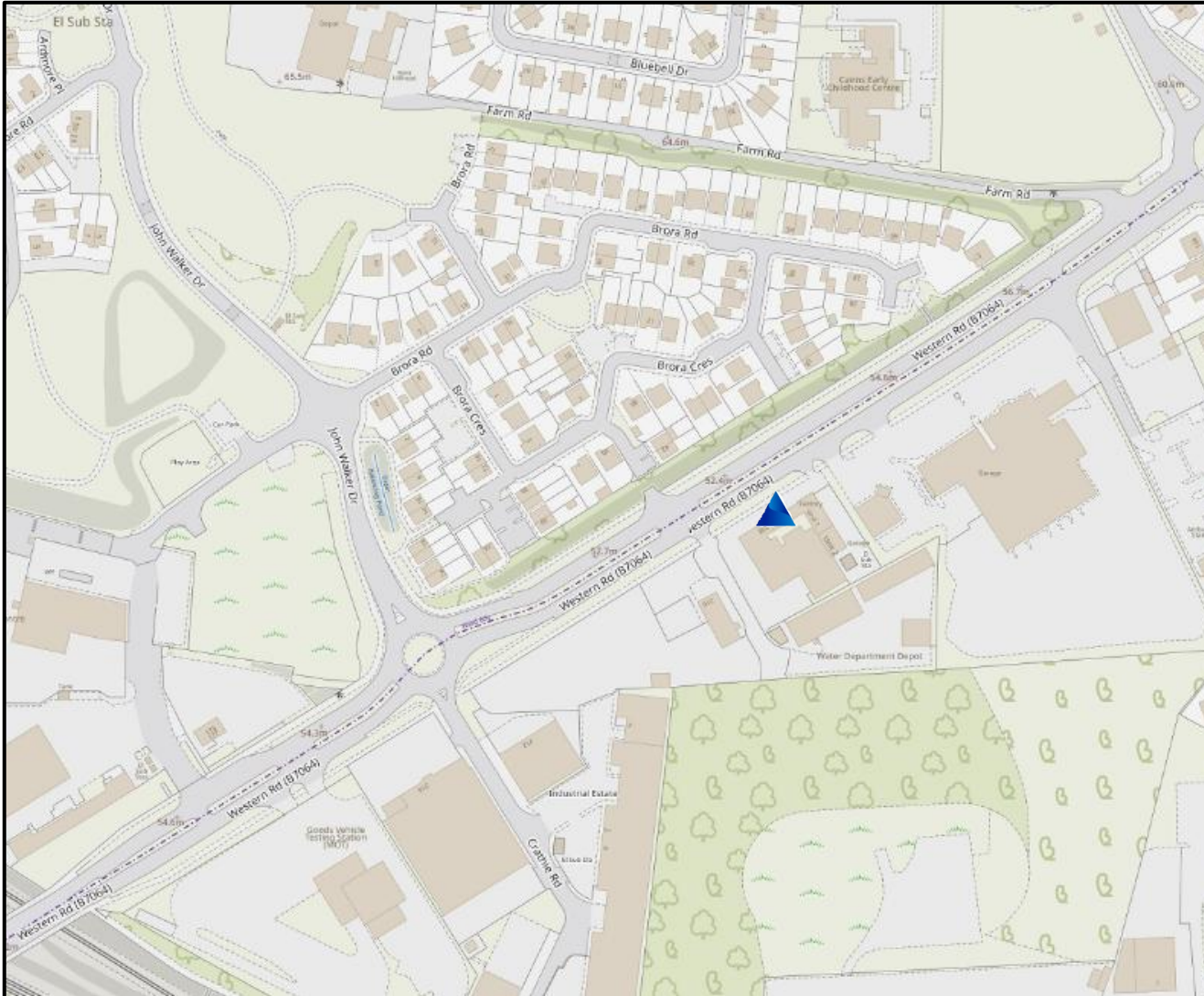
**CONTACT: Daniel Bryson BSc (Hons) | [d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk) | 07831 883 226 | [www.shepherd.co.uk](http://www.shepherd.co.uk)**





# Location

UNIT 1, 208 WESTERN ROAD, KILMARNOCK, KA3 1NJ

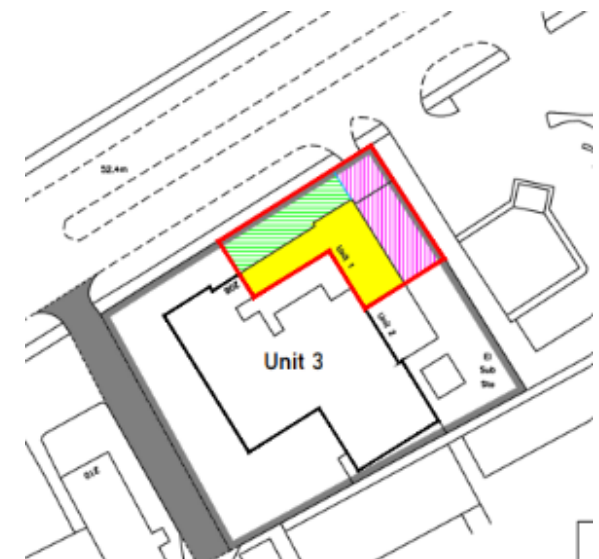


The subjects are located within Kilmarnock, the principal settlement in the East Ayrshire Council are with a resident population of approximately 46,000 persons.

The property is prominently located on Western Road, one of the main merchant and industrial thoroughfares in the area.

Surrounding occupiers are strong in nature and include Arnold Clark, Scottish Ambulance Service and Speedy Hire Services.

There is ample yardage/parking provided with the property.

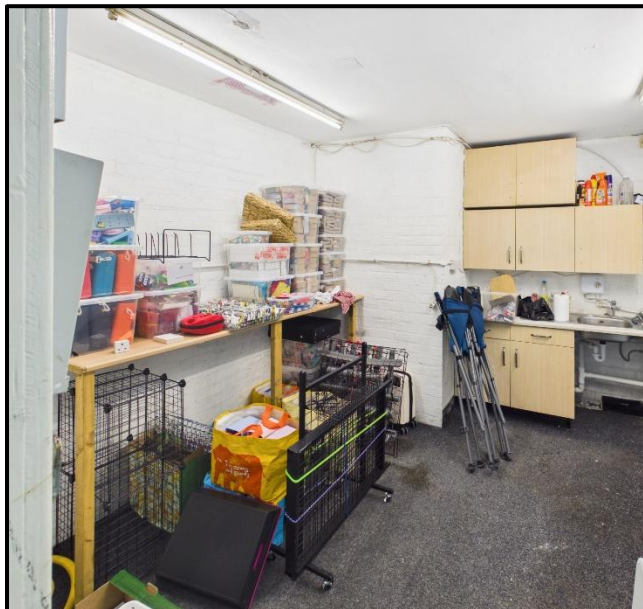
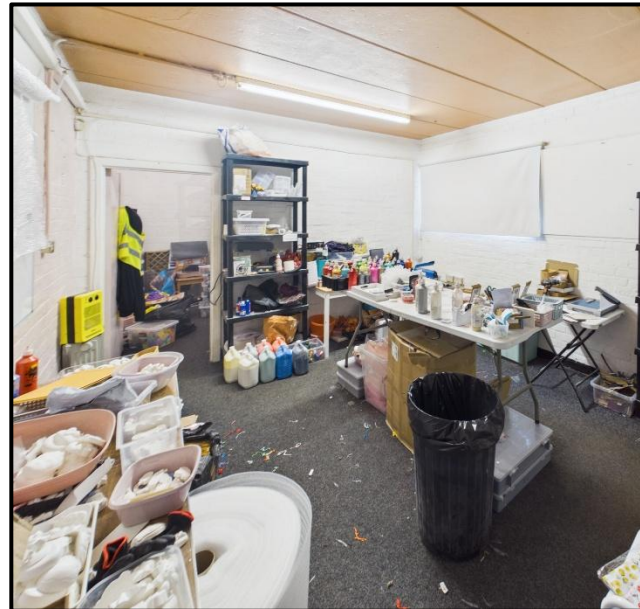


[FIND ON GOOGLE MAPS](#)



# Description

UNIT 1, 208 WESTERN ROAD, KILMARNOCK, KA3 1NJ



The subjects comprise a workshop unit forming part of a larger complex of commercial premises.

The internal accommodation comprises the following:

- Workshop
- Two Offices
- Kitchen/Prep Area
- Male & Female W/C Facilities

Vehicular access is also available to the main body of the workshop via a roller shutter to the rear.

## ACCOMMODATION

	SQM	SQFT
Ground Floor	164.9	1,775
<b>TOTAL</b>	<b>164.9</b>	<b>1,775</b>

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).



# Floor Plan

UNIT 1, 208 WESTERN ROAD, KILMARNOCK, KA3 1NJ





## RENT

Our client is seeking offers in excess of £10,000 per annum on the basis of fully repairing and insuring lease terms.

## PLANNING

We understand that the property benefits from Planning Permission for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £9,800. The rate poundage for 2026/27 is 48.1p to the pound. As such, the subjects may be eligible for 100% Rates Relief under The Scottish Government's Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

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



**Daniel Bryson BSc (Hons)**  
[d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto:a.wallace@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](http://shepherd.co.uk)