



## 17 Almswall Road, Kilwinning, KA13 6BL

- Open plan retail space with additional rear storage area, staff kitchen and WC
- Rear loading access and public car parking
- Potential for 100% rates relief
- 66.2 sq m (712 sq ft)

The subjects comprise a mid-terraced ground floor retail unit. The property is of cavity brick and block construction, rendered externally, and surmounted by a part flat, part pitched hipped tiled roof.

Access to the premises is provided via a single pedestrian entrance door from Almswall Road, constructed of aluminium/uPVC with single glazing. A secondary rear entrance, suitable for loading, is provided via a single timber pedestrian door, offering convenient service access.

Internally, the accommodation is arranged to provide an open-plan retail area to the front with kitchen/tea preparation facilities, WC, and storage space located toward the rear.

To the front elevation, the property features a modern full-height and full-width aluminium double-glazed retail frontage, offering excellent display potential, and is protected by manual roller shutters for additional security.



## LOCATION

Kilwinning is a well-established town located on the west coast of Scotland within the North Ayrshire Council area, with a resident population of approximately 16,200 people (Census 2022). The town benefits from excellent transport links and serves as a key local centre within the wider Ayrshire region.

The subjects are located on the east side of Almswall Road, positioned between its junctions with Main Street to the north and Kyleswell Street to the south.

The immediate area comprises a mixed commercial and residential environment, with surrounding occupiers including Thorne Travel Experience, Tony Robertson Hairdressing, Winton Weddings, West Coast Podiatry, Viking Cafe and The Corner House. This established mix of businesses and housing provides a strong local customer base and contributes to steady levels of footfall throughout the area.

## SIZE

Floor	Sq Ft	Sq M
Ground	712	66.2
ITZA	621	56.76

## RENT

Offers over £6,000 per annum are invited.

## TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

## RATES

The current rateable value is £4,600. The current Uniform Business Rate for the financial year 2025/2026 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

## USE CLASS

Retail.

## VAT

The quoted rental is exclusive of VAT. VAT is not payable upon the rent and any other charges.

## LEGAL COSTS

The tenant will be responsible for meeting both their own and the landlord's legal/estate costs incurred in connection with granting the new lease and any Land and Buildings Transaction Tax and registration dues.

## EPC

EPC rating 'G'. Certificate available on request.

*Instructions on behalf of North Ayrshire Council*

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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