

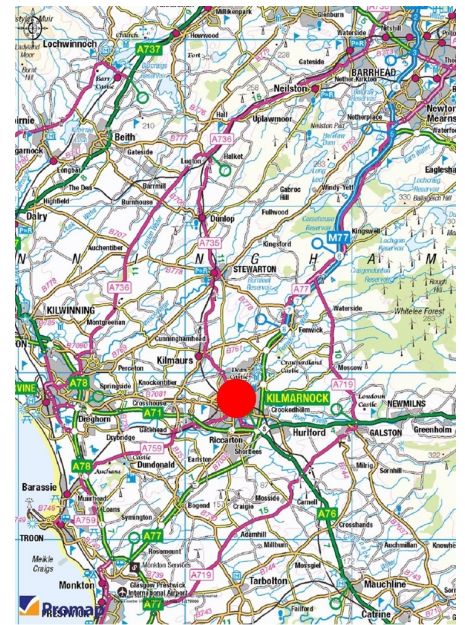


27 Portland Street, Kilmarnock, KA1 1JN

- Modern office/retail accommodation
- Prominent town centre location
- Adjacent to public car park
- Good public transport links
- 390.86 sq m (4,207 sq ft)

The subjects comprise a ground floor retail unit contained within a two storey end-terraced building of cavity blockwork construction roughcast rendered in part beneath a pitched and slated roof incorporating a turret. Access is provided from Portland Street via a double pedestrian doorway. Windows and doors are of single glazed aluminium framed type.

The subjects comprise open plan and cellular office accommodation with ladies, gents and disabled WC facilities.



LOCATION

Kilmarnock is situated within East Ayrshire and serves as the administrative centre of the Council. The town has a resident population of approximately 47,064 persons (Census 2022) and draws on a wider rural catchment population from villages such as Kilmaurs, Stewarton and Galston.

The subject property is located on the east side of Portland Street to the north of King Street within a pedestrianised area of Kilmarnock town centre. The subjects are surrounded by both local and national occupiers.

SIZE

Floor	Sq Ft	Sq M
Ground	4,207	390.86

RENT / PRICE

£30,000 per annum is sought for the leasehold interest.

Price on application for the freehold interest.

TENURE

Leasehold / Freehold.

RATES

The current rateable value is £28,300. 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

Office / Retail.

VAT

The rent / purchase price quoted is exclusive of VAT. VAT is not currently payable upon the rent / purchase price and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

EPC

EPC rating 'E'. Certificate available on request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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KIL-2025/06/0017