



**TO LET/
MAY SELL**

Prominent Retail Unit

Suitable for owner occupation or an investment

Adjacent to a large public car park

Rarely available freehold

Potential for 100% rates relief

34.00 sq. m. (366 sq. ft.)

Rent - Offers over £7,000 p.a.

Sale – Offers over £60,000



VIRTUAL TOUR



WHAT 3 WORDS

6 QUEEN STREET, KILMARNOCK, KA1 3DB

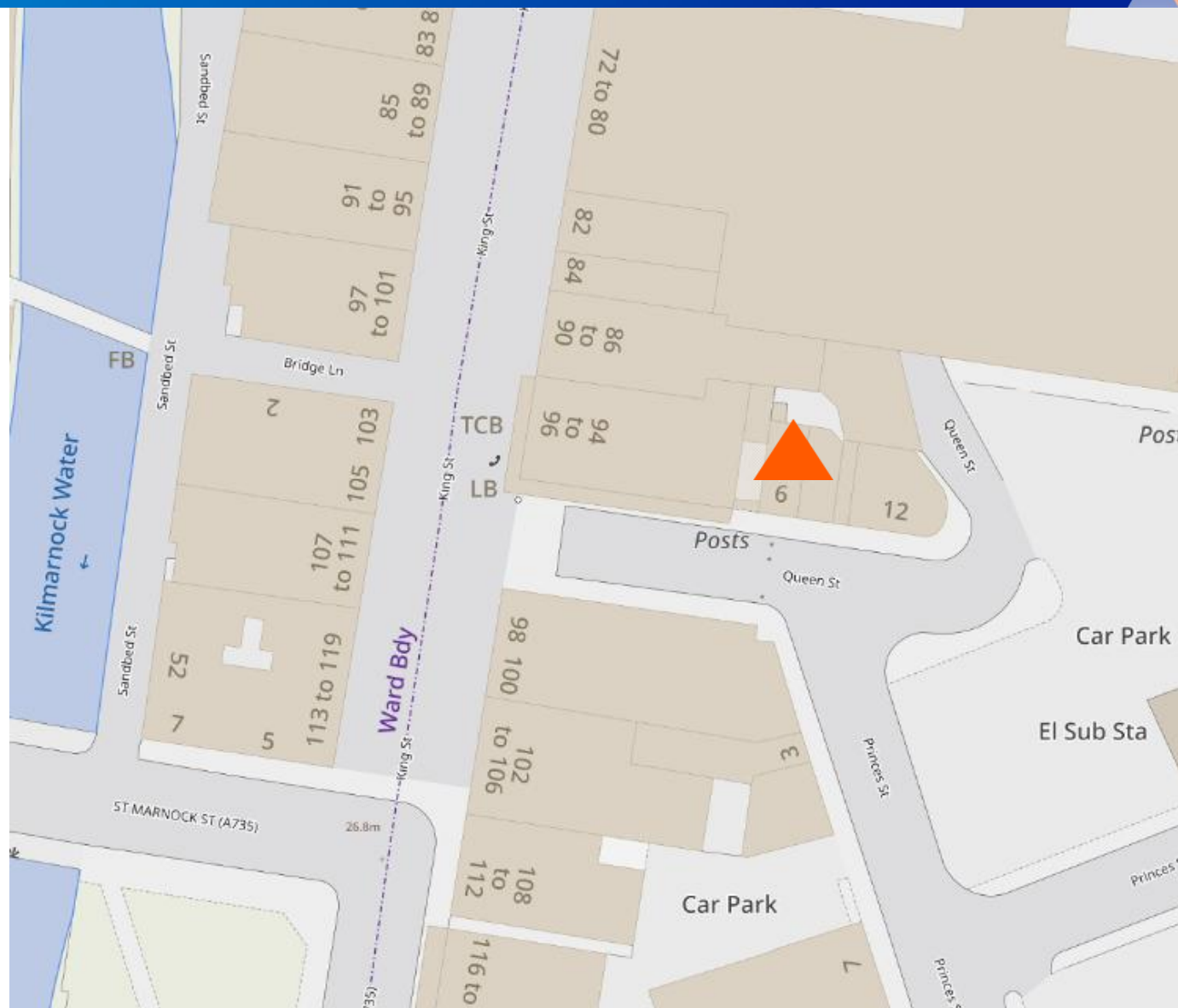
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Location

6 QUEEN STREET, KILMARNOCK



The subjects are located within the town of Kilmarnock which has a population of around 46,500 and is the main shopping and administrative centre for the East Ayrshire Council area. Kilmarnock is located around 22 miles south west of Glasgow immediately west of the A77/M77.

A wide range of services and facilities are available within the town centre whilst in addition, the town benefits from good transport links by both road and rail.

The subjects are located on the north side of Queen Street a busy thoroughfare within Kilmarnock town centre.

Surrounding occupiers include Marks & Spencer, KZ Hair, Sculpt Cosmetics, Café Sala, TSB and Barrhead Travel.

The subjects are located directly opposite a large public car park with both Kilmarnock Bus Station and Kilmarnock Train Station within immediate walking distance.



FIND ON GOOGLE MAPS



Description

6 QUEEN STREET, KILMARNOCK



The subjects comprise a ground floor mid terrace retail unit within a two-storey building of traditional sandstone construction surmounted by a pitched and hipped roof clad in slate. Entrance is via a single pedestrian doorway within a full width shopfront of aluminium glazed style.

Internally, flooring is of concrete throughout overlaid in a mixture of laminate and carpet. Internal walls are plasterboard in a mixture of painted and slat wall finishes with a suspended ceiling throughout.

Services are of single phase electricity water and drainage only. Heating is of electric. Lighting is of fluorescent tube style and LED.

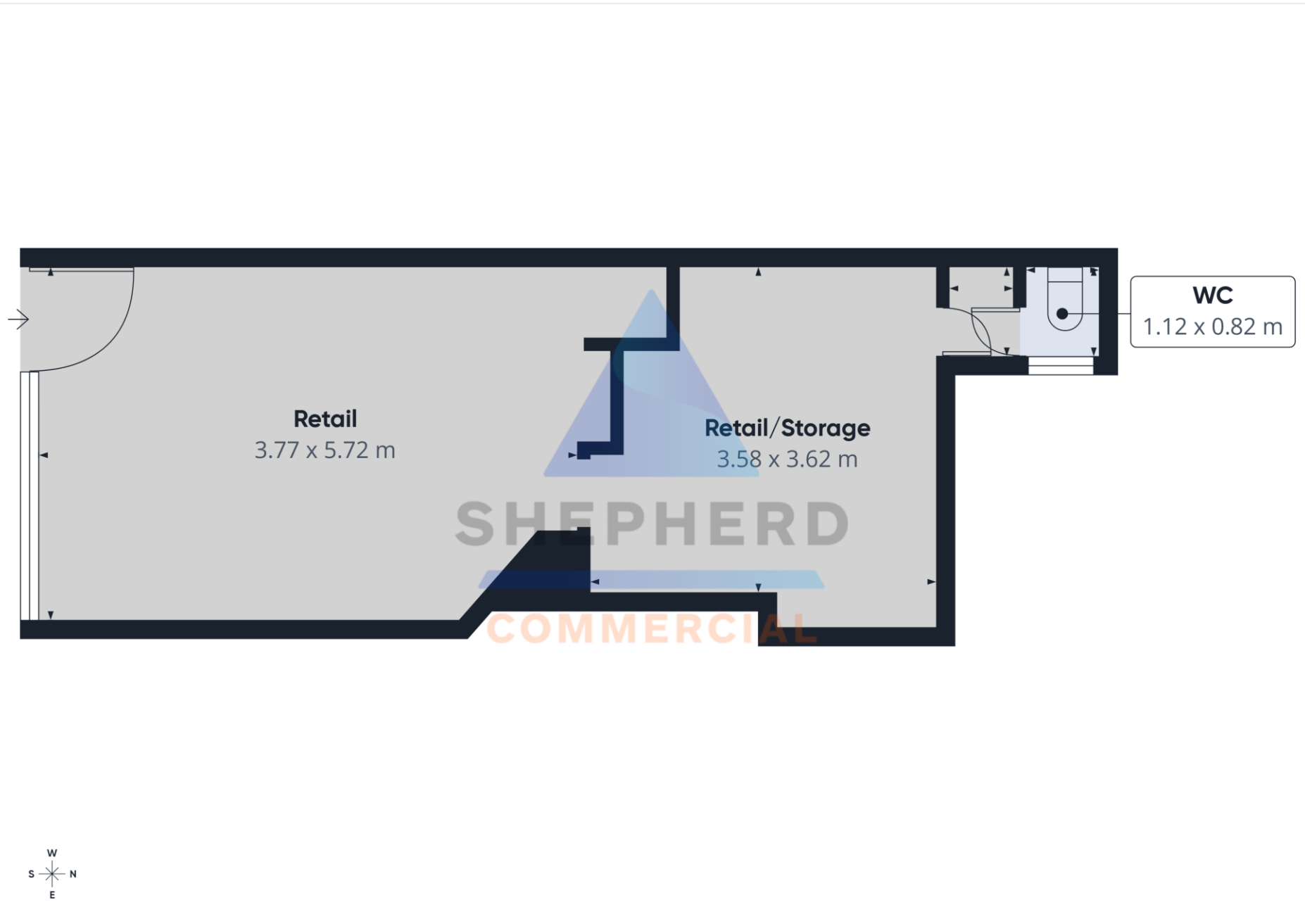
	m ²	ft ²
	34.00	366

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 Plan

6 QUEEN STREET, KILMARNOCK





Lease

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

Rent

Offers over **£7,000 per annum** are invited.

Price

Offers over **£60,000**.

Planning

We assume the subjects benefit from Class 1A permission within the Town & Country Planning (Use Classes) (Scotland) Order 1997, as amended.

The subjects form part of a Category C Listed building but are not situated within a conservation area.

Rateable Value

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

RV £6,200

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

Energy Performance Certificate

The property has an energy rating of G. A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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 fees 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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