

TO LET - RETAIL / TRADE COUNTER

2 NEW MILL ROAD

KILMARNOCK, KA1 3JF



KEY HIGHLIGHTS

- 6,600 sq ft
- Situated next to Direct Flooring
- Close-by to Queen's Drive Retail Park
- Rear service yard ideal for deliveries
- Highly prominent showroom / trade-counter premises
- Situated on busy main arterial route with high volumes of passing traffic
- Generous on-site customer / staff parking
- Nearby occupiers include Asda, B&Q, SCS, Harry Corry, Currys Pc World, Next Home, The Range

SUMMARY

Available Size	6,600 sq ft
Rent	£45,000 per annum
Business Rates	Small Business Bonus Scheme 20.00% DISCOUNT The subjects require to be re-assessed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Fully refurbished semi-detached showroom / trade-counter unit arrange over ground and first floor level.

The building has been fully over-clad, including a new roof, providing a for an attractive and modern appearance.

Internally provides open plan accommodation over ground floor and first floor with an internal full width staircase connecting both floors.

Generous parking is provided to the front and rear together with rear service yard ideal for deliveries.

WC's provided at ground floor level.

3 x phase power, water and gas provided.

LOCATION

The subjects command a highly prominent position on the north side of New Mill Road at its junction with Queen's Drive (A735) on the southern edge of Kilmarnock Town Centre.

Queen's Drive Retail Park is situated a short distance south along the A735 that connects with the A77 via the Bellfield Interchange.

Nearby occupiers include Asda, B&Q, SCS, Harry Corry, Currys Pc World, Next Home and The Range.

Kilmarnock Bus Station is a 15 minute walk north with the Train Station a short distance beyond.

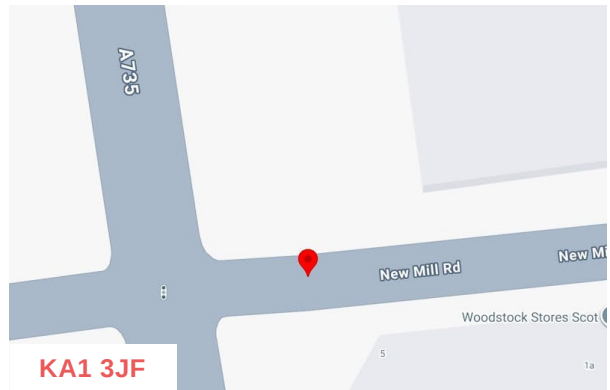
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,300	306.58	Available
1st	3,300	306.58	Available
Total	6,600	613.16	

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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