

FOR SALE - INDUSTRIAL

1 NEW MILL ROAD

KILMARNOCK, KA1 3JG



KEY HIGHLIGHTS

- 9,236 sq ft
- Arranged over ground and first floor
- Offers over £375,000 invited - no VAT
- Prominent standalone showroom / industrial unit
- Situated on busy main arterial route with high volumes of passing traffic
- Nearby occupiers include Direct Flooring, Asda, B&Q, SCS, Harry Corry, Currys Pc World, Next Home, The Range

SUMMARY

Available Size	9,236 sq ft
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

DESCRIPTION

The subjects comprise a highly prominent corner showroom f. The building is set over 2 floors with a store on the ground floor and showroom on the first floor.

The building benefits from having access points protected by roller shutters and stairwells at both ends. The ground floor store extends to the same footprint as the first floor. Internally, the ceilings in the showroom of the first floor are of suspended tile and incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in laminate/vinyl tiles. Welfare facilities are also provided.

LOCATION

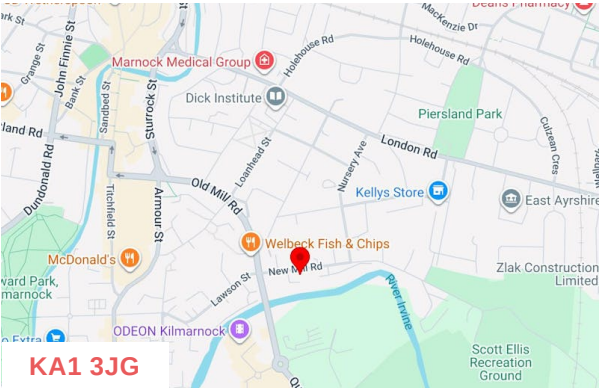
Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

The property is situated on the south side of New Mill Road immediately at its junction with Queens Drive (A735) to the south east of Kilmarnock town centre. Kilmarnock railway station takes a 5 minute drive to reach and frequent bus services operate on Old Mill Road. Nearby occupiers include Direct Flooring, Asda, B&Q, SCS, Harry Corry, Currys Pc World, Next Home, The Range.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor	4,618	429.03	Available
1st - first floor	4,618	429.03	Available
Total	9,236	858.06	



VIEWING & FURTHER INFORMATION

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