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**burns|mall**  
SHOPPING

KILMARNOCK

For viewing and further information please contact the joint agents:

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## Kilmarnock

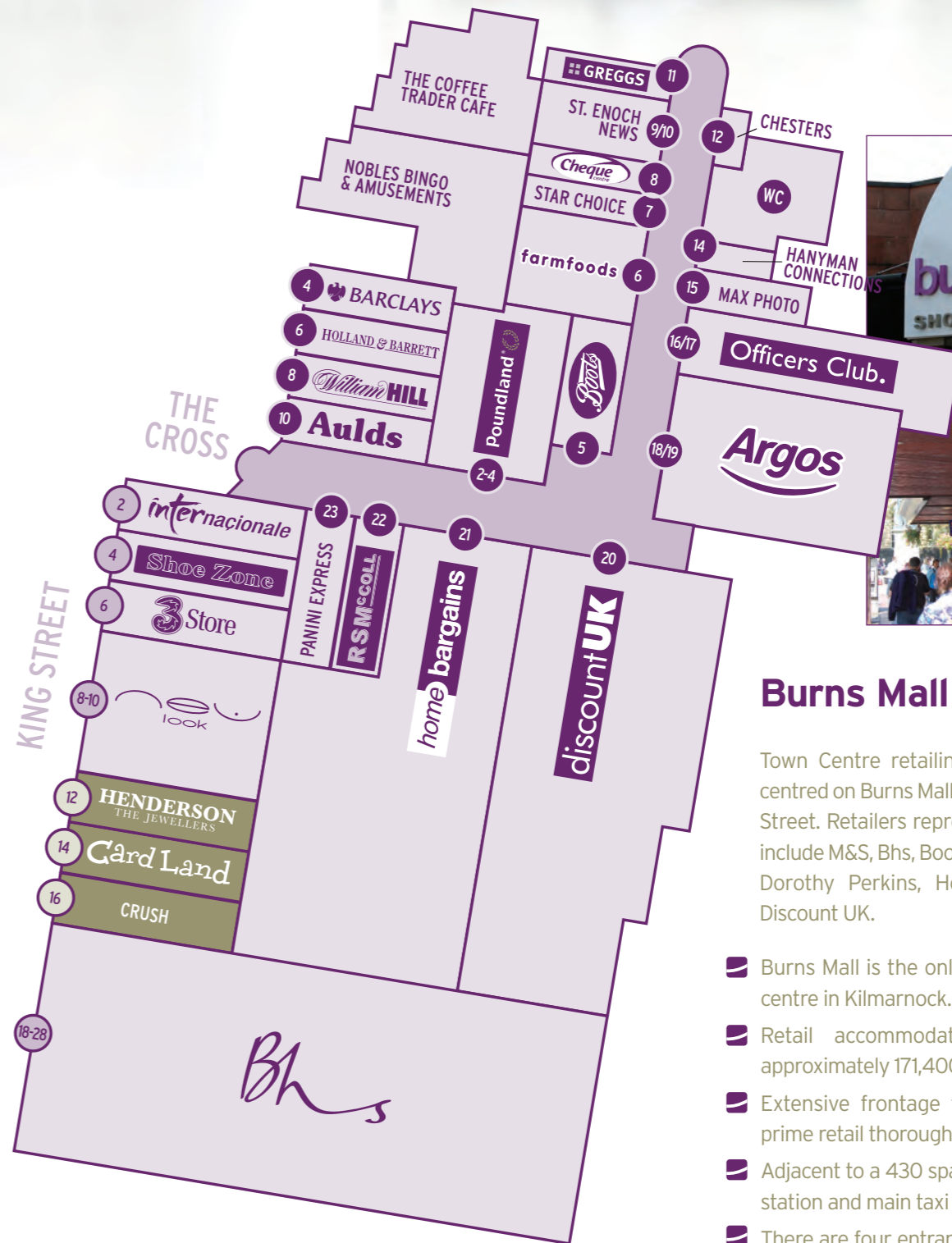
Kilmarnock is located approximately 21 miles south-west of Glasgow, 67 miles west of Edinburgh and 13 miles north-east of Ayr.

- Population of 79,861 and a catchment of 292,645 within 20 km of the town centre.
- Commuting centre for Glasgow, the upgrading of the M77 has resulted in improved commuting times and excellent access direct to the town centre.
- The increasing trend of new housing continues in East Ayrshire with further ongoing developments currently under construction.

## To Let

Unit	Ground Floor	First Floor	Internal Width	Shop Depth
12	1482.5 sqft (137.72 sqm)	922 sqft (85.65 sqm)	21'1" (6.43m)	76'4" (23.26m)
14	1335 sqft (124.02 sqm)	First Floor 1272 sqft (118.16 sqm)	18'9" (5.71m)	76'4" (23.26m)
		Second Floor 1236 sqft (114.82 sqm)		
16	1362 sqft (126.52 sqm)	378 sqft (35.11 sqm)	18'11" (5.77m)	76'4" (23.26m)

Units are offered to let on 15 year leases incorporating rent reviews at five yearly intervals. Quoting rents and details of annual service charge can be provided on request. The Landlord is prepared to consider reconfiguration of various units in order to provide space suited to occupier requirements and the joint agents would be pleased to discuss any requirements in more detail.



## Burns Mall

Town Centre retailing in Kilmarnock is centred on Burns Mall, The Cross and King Street. Retailers represented in the town include M&S, Bhs, Boots, New Look, Argos, Dorothy Perkins, Home Bargains and Discount UK.

- Burns Mall is the only covered shopping centre in Kilmarnock.
- Retail accommodation extending to approximately 171,400 sq.ft/15,929 sq.m.
- Extensive frontage to King Street, the prime retail thoroughfare in the town.
- Adjacent to a 430 space car park, the bus station and main taxi rank for the town.
- There are four entrances and a dedicated service yard at first floor/rooftop level which provides loading facilities for all of the retail units.
- 29 retail units and 3 anchor stores - Bhs, Home Bargains and Discount UK.

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