



10,000 SQ FT (929 SQ M)  
PRIME RETAIL OPPORTUNITY

# QUEENS DRIVE RETAIL PARK

KENNEDY & CO  
PROPERTY CONSULTANTS  
0141 248 7773

UNIT 6, QUEENS DRIVE RETAIL PARK, KILMARNOCK KA1 3XB

Neighbouring occupiers include:







UNIT 6, QUEENS DRIVE RETAIL PARK  
KILMARNOCK KA1 3XB

# PRIME LOCATION

Kilmarnock is located approximately 21 miles south west of Glasgow and 13 miles north east of Ayr, and has a resident population of 80,000 with a wider catchment in excess of 300,000 within a 20km radius of the town centre. The town benefits from excellent communication links to Ayr and Glasgow via the M77. The subject property is situated within the popular Queens Drive Retail Park which lies 1 mile south of Kilmarnock town centre and is a popular retail warehouse area.

Surrounding occupiers include **Asda, Next, Currys, The Gym, SCS, Smyths Toys, Burger King, Pets at Home** and **The Range**. An Odeon Cinema is also located with the park, the town's only offering, which dominates the local catchment.



Kilmarnock benefits from excellent road connections with the A77 providing direct access to the M77 north to Glasgow and south to Ayr and further afield. The retail park lies adjacent to Queen's Drive which provides access to Kilmarnock town with a 10 minute drive.



Kilmarnock Train Station is located approximately 2 miles to the north of the subject property and provides frequent services to both Glasgow and Ayr in addition to the wider west of Scotland region.







# MODERN RETAIL WAREHOUSE

The subject property comprises a modern retail warehouse. Part of a wider array of units, this end terrace unit adjoins the adjacent B&Q unit at its north east corner. To the rear of the property both units are connected via a secured maintenance area. The unit is set over ground floor only however there is suitability for the installation of a mezzanine floor.



The unit has been measured and provides an approximate area of 10,000 sq ft (929.02 sq m). The retail park offers free parking for 1,000+ cars.





**10,000 SQ FT (929 SQ M)**  
**PRIME RETAIL OPPORTUNITY**

**UNIT 6, QUEENS DRIVE RETAIL PARK**  
**KILMARNOCK KA1 3XB**

# QUEENS DRIVE RETAIL PARK



## TERMS

The premises are available on a new Full Repairing and Insuring lease to be agreed.

## RENT

On application.

## SERVICE CHARGE

Details available on request.

## RATEABLE VALUE

We have been verbally advised by the Local Authority that the subjects are currently assessed for rates as follows:

Rateable Value	£149,000
Rate Poundage	£0.458

Interested parties should contact the assessors office for further information.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## PLANNING

The subjects benefit from a restricted Class 1 consent.

## FURTHER INFORMATION

All enquiries should be directed to the letting agent.

**KENNEDY & CO**  
PROPERTY CONSULTANTS

0 1 4 1 2 4 8 7 7 7 3

**Andrew Kennedy**

T: 0141 248 7773

M: 07733 123437

E: [andrew@kennedyandco.com](mailto:andrew@kennedyandco.com)

MISREPRESENTATION CLAUSE Kennedy & Co gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party 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 the representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kennedy & Co has any authority to make any representation or warranty whatever in relation to this property. April 2024.

