

RETAIL UNITS  
AVAILABLE **TO LET**

**24K**  
DAILY VEHICLE  
MOVEMENTS ON  
ROUNDBOUT  
(Source: Geolytix)



 NEWMILNS ROAD GALSTON KA4 8PA

## PRIME RETAIL SITE PROMINENT ROADSIDE LOCATION

**11,000 SQ. FT.** NOW LET TO FARMFOODS

**4,700 SQ. FT.** REMAINING, AVAILABLE IN WHOLE OR WITH OPTIONS TO SUB DIVIDE

**8 ULTRA RAPID** (300KW) CHARGER BAYS UNDER CONTRACT TO SWARCO AG

# UNLOCK **PRIME RETAIL POTENTIAL** IN HIGH-TRAFFIC ROADSIDE LOCATION

## THE CURRENT PROPERTY

A **former food store** with a red brick exterior, built around 1993. It features a large corner turret facing the main road, ideal for high-visibility signage. The ground floor offers **extensive sales space**, with storage, office areas, and M&E compartments on the first floor. A large goods yard, car park and service path are also included.

Significant upgrades are planned, with planning submitted in September 2024. These improvements will add a landscaped walkway for direct access from the road and car park. The local sub-station is being upgraded, offering up to 276 kVA of power to the remaining **4,700 SQ.FT.** of retail space.

*\*\*Plans are available upon request.*



- Immediately adjacent to **Tesco Superstore** and **Screwfix** Trade counter.
- **Farmfoods** will occupy c11,000 SQ. FT.
- **SWARCO AG** (POGO Charge) are under offer for 8 Ultra rapid charging bays (300kw chargers)
- 24,000 Daily Car Movements as verified by **Geoltyix**.
- 500 meters from the High School, Loudoun Academy.
- **c4,700 SQ. FT.** of dual fronted retail space remaining which can be leased as a whole or sub divided.
- Extensive carpark (100+ parking bays) and service yard.



## THE LOCATION

The site is at the centre of the **Irvine Valley** on the A71 where all traffic traveling to Kilmarnock, Ayr, Glasgow (M77) or the South (M74) must pass. Evidenced by the 24,000 daily car movements.

Galston is the principal town within the Irvine Valley, 4 miles from Kilmarnock and with a resident population of 5,000. The wider catchment which includes Darvel, Newmilns, and Hurlford which have a population of around 16,000.

The site is serviced by the A71 bus stop only meters from the retail frontage.

## THE SITUATION

The property has an extensive roadside frontage and is accessed directly off Newmilns Road (A71).

The property sits immediately next to a **Tesco Superstore** and a **Screwfix** Trade Counter, with all customer traffic passing the entrance to the subject premises. As a result, the property benefits from high levels of passing traffic, 7 days a week.

Galston Roundabout is 100 metres away which enhances road numbers;

Louden Academy is 500 meters from the entrance to the site and is serviced by a pedestrian crossing and pavement direct to the school.

Galston Primary and St Sophia's Primary School are within an easy drive and walking time as is the town of Galston.



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## AVAILABLE ACCOMMODATION

Ground Floor as a whole – **431m<sup>2</sup> / 4639 SQ.FT.**  
(Including Escape corridor)

### Split units Ground Floor

Unit 2 - 156.2 M<sup>2</sup> / **1,681 SQ.FT.**

Unit 3 - 131.1 M<sup>2</sup> / **1,411 SQ.FT.**

Unit 4 - 114.5 M<sup>2</sup> / **1,233 SQ.FT.**

The surface car park area extends to approximately **0.7 acres** (0.28 ha).

## PLANNING AND USE

The site has existing class 1A use.

Interested parties should make their own enquiries to East Ayrshire Council Planning Department by contacting them on **01563 576 756** or via email on [submittoPlanning@east-ayrshire.gov.uk](mailto:submittoPlanning@east-ayrshire.gov.uk)



→ **TENURE**

The remaining **4,700 SQ. FT.** of retail space property is available to lease as a whole or in part. Any lease will be structured on a Full Repairing & Insuring (Internal only) basis for a term to be agreed and will be subject to a service fee.

→ **RENTAL**

On request.

→ **RATEABLE VALUE**

Please note that **100% Rates Relief** is expected for the first 12 months of any new lease agreement under the Business growth accelerator for new entry properties entered in the valuation roll.

The rateable value will be assessed on completion of the landlords works.

→ **SERVICE CHARGE**

A service charge will apply with each tenant responsible for their proportionate share of the annual service charge budget.

→ **VAT**

The property is elected for VAT.

→ **LEGAL COSTS**

Each party to bear their own costs in any transaction. Any incoming tenant will be responsible for any Land & Buildings Transaction Tax, VAT and Registration Dues payable.



All viewings and further information via the sole letting agent;

**McParlane & Company**  
Commercial Property Consultants

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www.mcparlane.co.uk



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**Commercial Property Consultants**

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