

RETAIL AND OFFICE
AVAILABLE **TO LET**

24K

DAILY VEHICLE
MOVEMENTS ON
ROUNDBOUT

(Source: Geolytix)



f
'Farmfoods
Opening
Nov 2025'

GREGGS
'Greggs
Opening
Nov 2025'

e-on
Drive
'8 Ultra Rapid
Chargers going
live Nov 2025'

 NEWMILNS ROAD GALSTON KA4 8PA

PRIME RETAIL SITE PROMINENT ROADSIDE LOCATION

c.3,000 SQ. FT. RETAIL SPACE AVAILABLE, CAN BE SUBDIVIDED INTO 2 UNITS

c.2,500 SQ. FT. SELF-CONTAINED PREMIUM OFFICE SPACE AVAILABLE ON 1ST FLOOR

100+ BAY CAR PARK AND LARGE SERVICE YARD

FIBRE TO ALL PREMISES

180KVA 3-PHASE POWER AVAILABLE TO THE REMAINING RETAIL UNIT

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

THE CURRENT PROPERTY

Loudoun Retail Park is being **comprehensively redeveloped** to provide a modern roadside retail destination. The scheme features confirmed national occupiers, with **Farmfoods**, **Greggs** and **E.ON Drive** (8 ultra-rapid chargers) all in contract and opening in early November 2025. Prominent signage for each occupier will be installed, ensuring high visibility to passing traffic.

All construction and fit-out works will be completed by November 2025, at which point the retail park will be fully open to the public.

The only space remaining comprises **c.3,000 SQ.FT.** of prime retail accommodation (capable of subdivision into two units), with 7m eaves height in parts. These roadside units are directly connected to Tesco by a newly created walkway, further enhancing accessibility and integration between the two sites. In addition, there is a **c.2,500 SQ.FT.** self-contained premium office space on the first floor with its own dedicated entrance.

A large service yard and over 100 dedicated car parking spaces support the scheme. All premises benefit from fibre connectivity, with up to 180 kVA of three-phase power available to the remaining retail space.

***Plans are available upon request.*



- ➔ Immediately adjacent to **Tesco Superstore** and **Screwfix Trade Counter**
- ➔ **Farmfoods** 11,000 SQ. FT. (opening Nov 2025)
- ➔ **Greggs** 1,500 SQ. FT. (opening Nov 2025)
- ➔ **E.ON** 8 Ultra Rapid EV charging bays (going live Nov 2025)
- ➔ 24,000 daily car movements (verified by Geolytix)
- ➔ 500 metres from Loudoun Academy (local high school)
- ➔ **c.3,000 SQ. FT.** of prime retail space remaining, which can be let as a whole or subdivided into 2 units
- ➔ **c.2,500 SQ. FT.** premium self-contained first floor office space available
- ➔ Extensive car park (100+ bays) and large 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 Hurford 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 Retail (remaining) – **c.279 m² / 3,000 SQ.FT.**
(can be let as a whole or subdivided into 2 units)
- First Floor Office Space – **c.232 m² / 2,500 SQ.FT.**
(self-contained with dedicated access)
Drawings available on request

Ground Floor Units

Ground Floor retail units benefit from 7m eaves at the rear of the unit, which could be suitable for a mezzanine area, subject to approval.

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

PLANNING AND USE

The retail space has 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



→ **RETAIL PARK**
Opening November 2025.

→ **TENURE**
The remaining **c.3,000 SQ. FT.** of retail space is available to lease either as a whole or in part. The remaining **c.2,500 SQ. FT.** of office accommodation is available only as a whole. 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 charge.

→ **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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