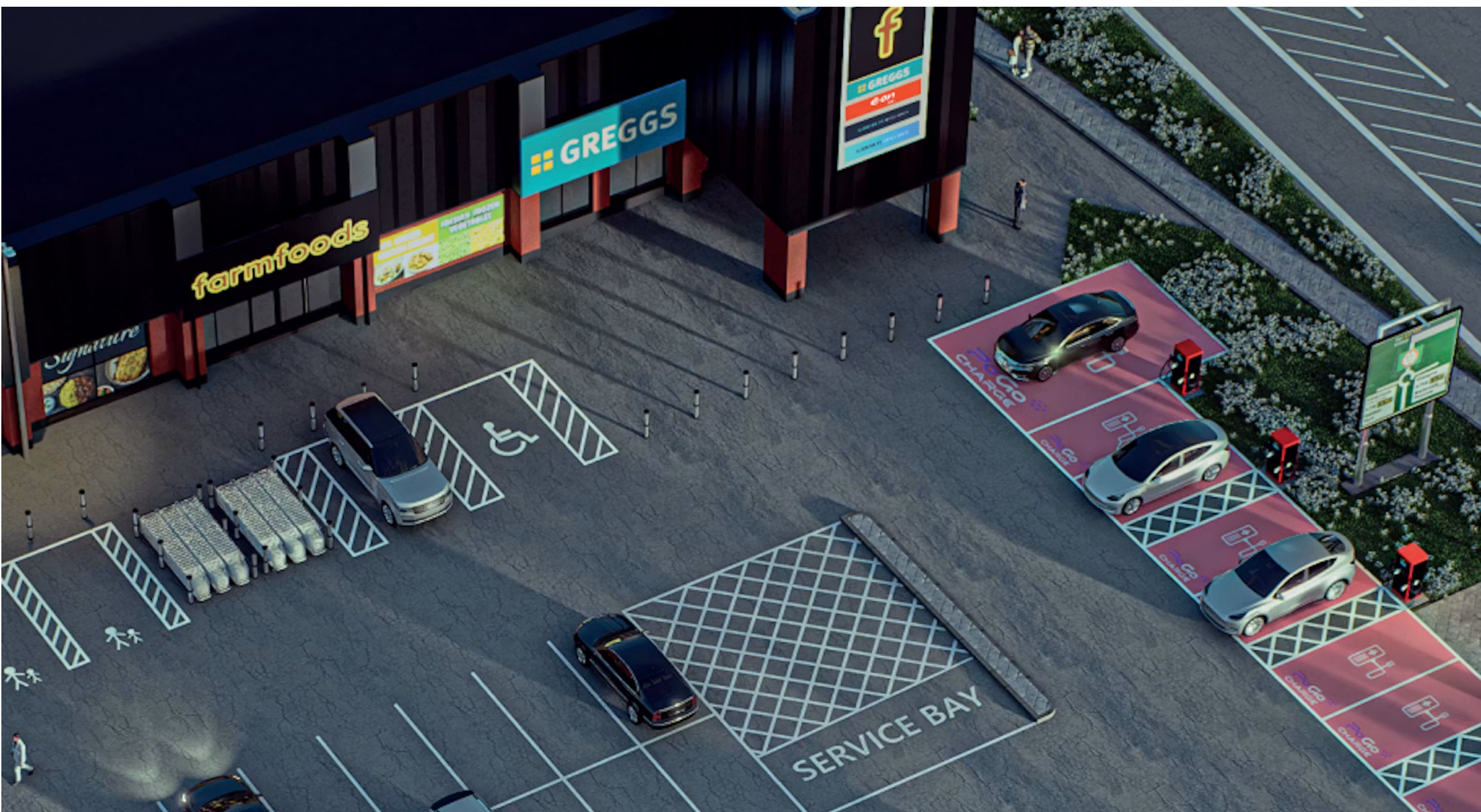
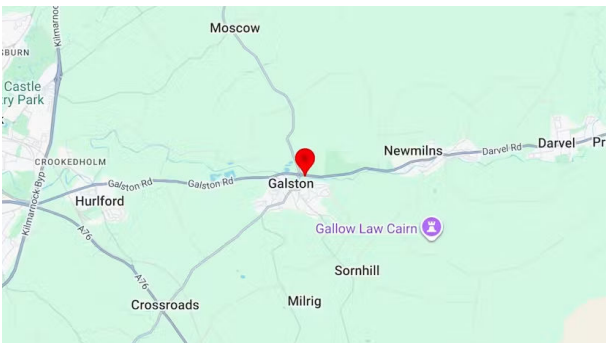






Newmilns Road, Galston, KA4 8PA

Key Points

- 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
- 500 metres from Loudoun Academy (local high school)
- 24,000 daily car movements (verified by Geolytix)
- E.ON 8 Ultra Rapid EV charging bays (going live Nov 2025)
- 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)

Summary

- 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 fees: 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.
- Lease: New Lease

Description

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.

Contact & Viewings



Stephen McParlane
07766 757473
stephen@mcparlane.co.uk

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.

Location

The site is at the centre of the Irvine Valley on the A71 where all traffic traveling to Kilmarnock, Ayr, Glasgow

0141 552 3452
mcparlane.co.uk

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