

# FOR SALE

Estates Section - Property Management & Investment  
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE  
[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



## Former Offices

36 Bank Street  
Irvine  
KA12 0LP

Ref:- T0590162

Price: Offers over £100,000 are invited

NIA: 264.40m<sup>2</sup> (2,846ft<sup>2</sup>) approximately

For further information or to arrange a viewing

Please contact us: ☎ **01294 324888** or

[landandproperty@north-ayrshire.gov.uk](mailto:landandproperty@north-ayrshire.gov.uk)

## Location

Irvine has a population of approximately 34,000 and is the commercial and administrative centre for North Ayrshire.

Located 25 miles south west of Glasgow and 15 miles north of Ayr, the town benefits from good road and rail connections to the whole of Ayrshire and the central belt.

The economy is diverse including retail, manufacturing and a broad base service sector.

36 Bank Street is a substantial two storey former office building occupying a prominent town centre corner site within the Irvine Conservation Area and immediately adjacent to the car park for the new Portal Leisure Centre.

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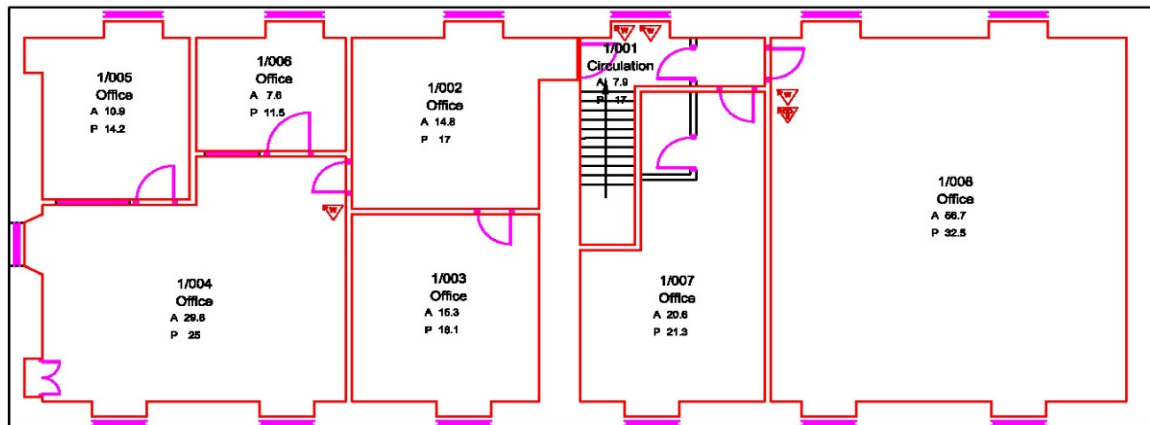
[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)

☎ 01294 324888

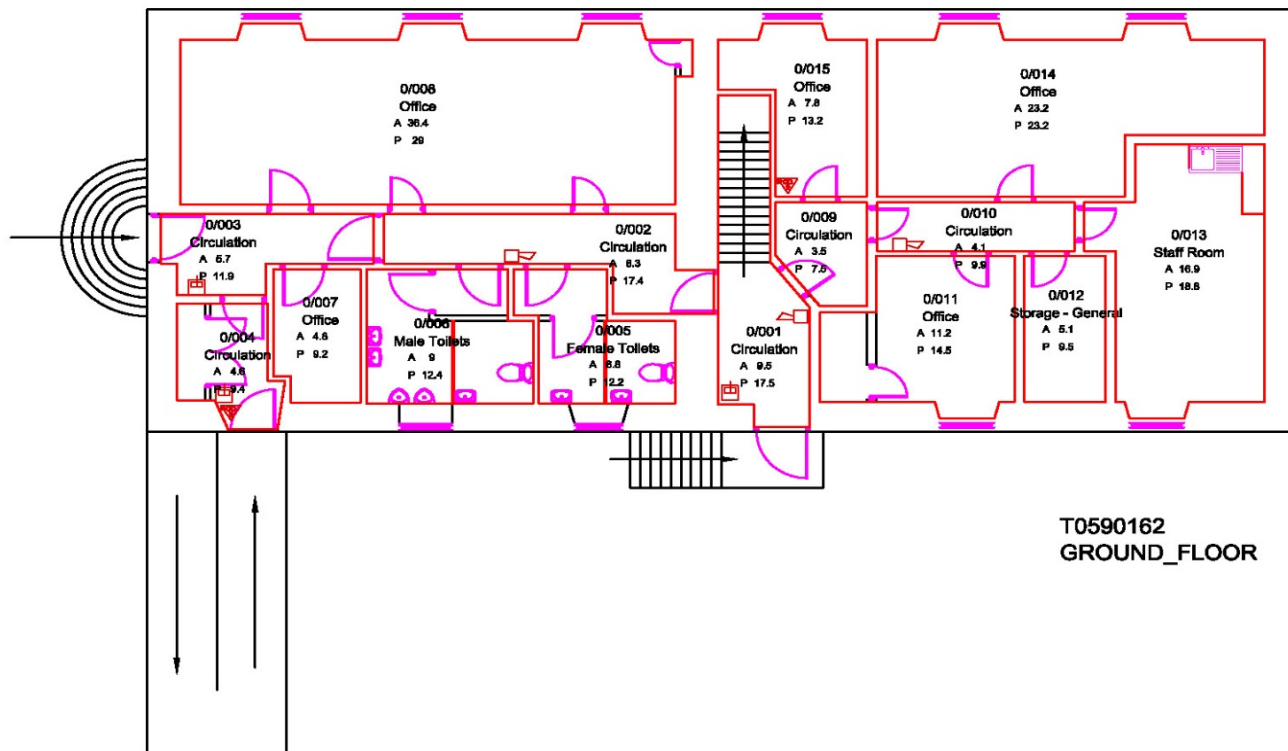
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T0590162  
FIRST\_FLOOR



T0590162  
GROUND\_FLOOR



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### Description

36 Bank Street comprises a prominent two storey former office property located at the junction of East Road & Bank Street. Originally two properties, the building dates from the late nineteenth century and it is not listed.

The building is of traditional construction under a pitched and slated roof with single pane, timber sash and case windows throughout.

The accommodation is planned over basement, ground and first floors with an enclosed rear court providing access to the basement which is largely unfinished with no natural light. Internally, the ground and first floors are of timber construction and the walls and ceilings are a mixture of dry lining and traditional lath and plaster. Both floors contain cellular compartments mainly used as office space with some storage use. There is no lift facility and the first floor is accessed via a central staircase. Male and female toilets are located at ground floor level together along with kitchen facilities. There is an additional basic kitchen facility on the first floor.

### Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the net internal area is as follows:-

264.40 m<sup>2</sup> (2,846 ft<sup>2</sup>) approximately.

### Price

Offers in excess of £100,000 are invited and must be submitted in Scottish Legal format.

**For the avoidance of doubt, the property is to be sold as seen.**

### VAT

The property is not registered for Value Added Tax.

### Legal Costs

The successful purchaser will be responsible for meeting North Ayrshire Council's Legal and Estates fees calculated at 1.5% of the purchase price subject to a minimum of £2,500. Fees are payable on entry. The purchaser to be responsible for any stamp duty, land tax and registration fees.

### Energy Performance Certificate (EPC)

The Energy Performance Certificate for this property is F.

### Town Planning

36 Bank Street is in an area zoned as town centre and is within the Irvine Conservation Area. Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy.

☎ 01294 324319 or [eplanning@north-ayrshire.gov.uk](mailto:eplanning@north-ayrshire.gov.uk)

### Viewing by appointment with:-

North Ayrshire Council – Estates Section  
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25/03/19