



# FOR SALE

## INDUSTRIAL UNITS

Portland Place, Stevenston, KA20 3NN

Located close to Stevenston Town Centre

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Established industrial area

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Three detached garages and workshops

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Total gross internal area 826 sq.m (8,890 sq.ft)

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Offers of £200,000 are invited

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**Commercial Department**  
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01292 268055

## LOCATION

Portland Place is an established industrial location located a short distance south of Stevenston Town Centre and to the east of New Street, a main thoroughfare within the town heading south to Ardeer and Stevenston railway station.

Stevenston is located within the North Ayrshire region, approximately 38 miles south west of Glasgow and has a population of around 9,000 persons, with a total of around 34,000 persons in the 'Three Towns' area incorporating Saltcoats and Ardrossan.

The A78 road route runs to the east of the town providing access north to Greenock (28 miles) and south to Irvine (8 miles). Stevenston railway station, located nearby, has regular services to Largs and Glasgow.

## DESCRIPTION

The 'Steeles Coaches' garages at Portland Place consist of three detached industrial buildings contained within a regular shaped feu extending to 0.33 acres, or thereby.

The main garage is a double industrial unit, linked internally and of traditional brick construction with two vehicle entry doors and an eaves height of 5.9m (19'3").

The mid garage is a low bay property having an eaves height of 2.9m (9'6") and a steel trussed roof clad in profiled sheeting.

The east most garage is a more modern property of steel portal framed construction and profiled cladding with a vehicle entry door to an eaves height of 4.8m (15'9").

A brick and concrete built external ramp is located between the main and mid garages.



## FLOOR AREA

The property extends to the following gross internal floor areas:

Main Garage:	422 sq.m	(4,542 sq.ft)
Mid Workshop:	193 sq.m	(2,077 sq.ft)
Modern Garage:	211 sq.m	(2,271 sq.ft)
<b>Total:</b>	<b>826 sq.m</b>	<b>(8,890 sq.ft)</b>

## RATING

The main garage has a rateable of £11,800 whilst the modern garage is £4,200. Individually, the properties would qualify for 1005 rates relief through the small business bonus scheme, subject to occupier status.

## PRICE

Offers of £200,000 are invited for our clients heritable interest with vacant possession.

## EPC

Available upon request.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole selling agent:

Anthony Zdanowicz

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E: anthonyz@dmhall.co.uk

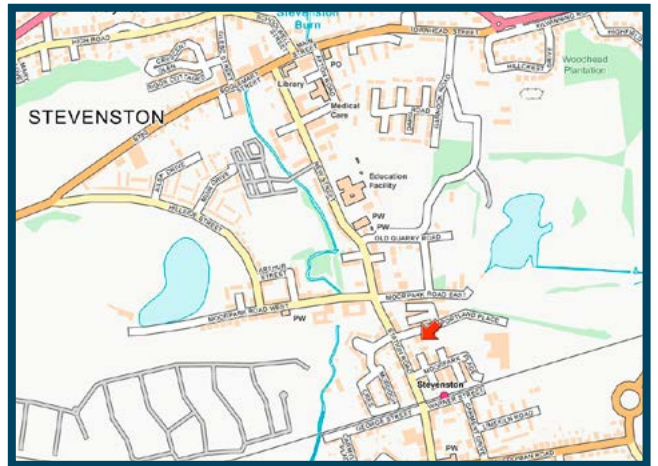
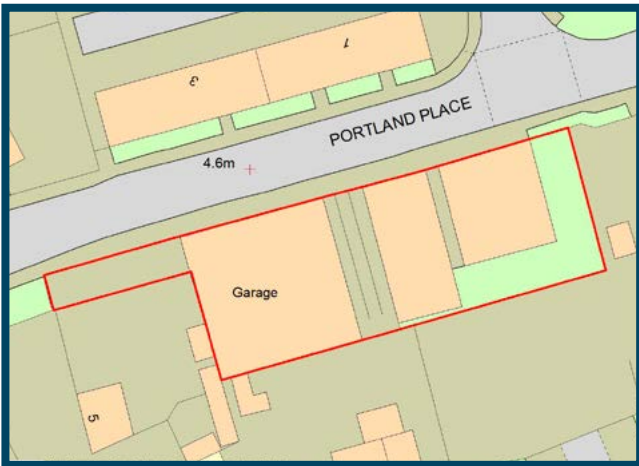
## DATE OF PUBLICATION

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## REFERENCE

WSAXX





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