



For Sale/Lease

17B Dalrymple Street
Girvan
KA26 9EU

(Ref No. BB/202)

professional
PROPERTY ADVISORS

TRADITIONAL FIRST FLOOR OFFICE

SUITE OF CHARACTER



- * Recently modernised upper floor suite of quality
- * 3 main offices, staff kitchen/toilet, exclusive ground floor entrance
- * Re-wired, re-plumbed, full gas fired central heating system
- * Excellent central commercial location
- * Extensive public car parking facilities to rear

Property Particulars

DESCRIPTION

No 17B forms the first floor front portion of this most impressive bank building of considerable character and currently incorporates an exclusive ground floor entrance hallway, most attractive internal staircase and a total of 3 large offices with excellent adjacent staff kitchen and toilet facilities. Fully modernised in recent years the accommodation provides an excellent choice for a wide range of professional business occupiers.

LOCATION

The property enjoys the benefit of an excellent central commercial location at the heart of the main business areas of the town. The Bank of Scotland remains in occupation at ground floor level, extensive public car parking facilities have been formed to the rear of the premises and the situation of the property is such that it affords ease of access to the outskirts of the town and thereafter to most parts of Ayrshire/South West Scotland.

ACCOMMODATION

Ground Floor

Entrance Hall 2.85m x 3.03m

1st Floor

Hall 4.28m x 4.00m
Office 1 6.79m x 5.13m
Office 2 5.64m x 5.04m
Office 3 3.66m x 4.00m
Kitchen/Staff 4.00m x 4.31m
Toilet 1.66m x 1.30m

Net internal area extends to approx. 113.20 sq. m. (1,218 sq. ft.).

SERVICES

The property is served by mains drainage, water and north sea gas supplies. Full gas fired central heating system serving wall mounted thermostatically controlled radiators throughout the premises. In addition a fire alarm system is in place.

CAR PARKING

Located to the rear of the subjects there are extensive tarmac surfaced public car parking facilities suitable for use by staff and clients alike.

BURDENS

2013/14 Valuation Roll – Rateable Value - £3,100. The Uniform Business Rate is currently 46.2p in the pound.

Under the Small Business Bonus Scheme the subjects afford scope for 100% rating relief. More details on request.

TERMS

In the event of lease our clients are happy to offer flexible terms to suit specific commercial requirements. Any new lease agreement will be framed on a full repairing and insuring basis.

ENTRY

By mutual arrangement.

PRICES

Offers are invited on a sale or lease basis.

INSPECTION

Through Bell Ingram Commercial or via our joint agents:-

GAP

81 Dalrymple Street
Girvan
KA26 9BS
Tel: 01465 713498

VAT

The rent/price quoted is exclusive of VAT and intending tenants/purchasers must satisfy themselves as to the incidence of VAT on this particular transaction.

Messrs. Bell-Ingram Ayrshire for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

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