



TO LET/FOR SALE

FORMER BANK PREMISES

32 Eglinton Street, Beith, KA15 1AH

Visible roadside position within Beith Town Centre

Traditional style, 'B listed' former bank

Net Internal Area 140 sq.m. (1,507sq.ft.) over ground and basement floors

100% rates relief available

Rent - £8,000 per annum

Price - Offers over £60,000

LOCATION

Beith is located within North Ayrshire region and has a population of around 6,500 persons. The town lies on the A737, which extends north to Paisley (12 miles), Glasgow (22 miles) and south to Irvine (15 miles).

Eglinton Street is the main road running through the town and is an established commercial area with nearby occupiers including the Post Office, Co Op Funeralcare, William Hill and a series of local retail and food outlets.

DESCRIPTION

32 Eglinton Street is a category B listed, Italianate style banking hall of traditional construction and occupying a mid-terraced position. The accommodation is contained over the ground and basement floors with the first floor held under speared ownership and in commercial use.

The ground floor has a main sales area with rear counter, two private rooms and a vault. An internal staircase accesses the basement where there are various stores, ancillary rooms and toilets.

The property has class 2 consent allowing professional, financial and other services, and can be used for class 2 retail sales. Other uses may be possible subject to the necessary consent from North Ayrshire Council Planning Department.

FLOOR AREA

The property extends to the following a net internal floor areas:

Ground Floor:	100.00 sq.m	(1,076 sq.ft)
Basement:	40.00 sq.m	(431 sq.ft)
Total:	140.00 sq.m	(1,507 sq.ft)

RATING

The rateable value £7,100 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

RENT/PRICE

Rental offers of £8,000 per annum are invited.

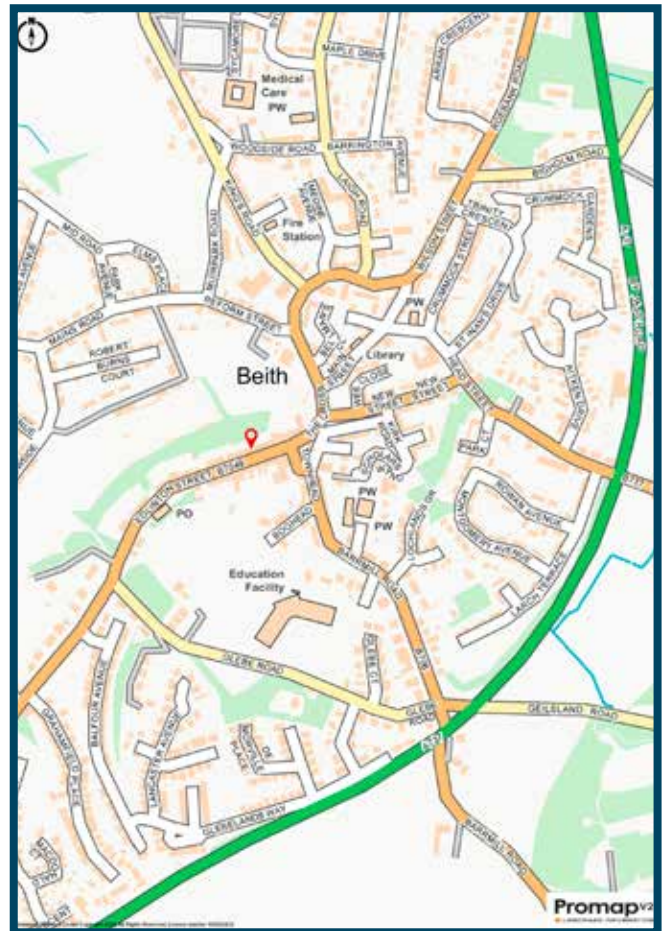
Alternatively, offers over £60,000 are invited for our client's heritable interest, exclusive of VAT.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the incoming Tenant liable for registration dues and any applicable LBTT.



VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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REFERENCE

WSA1928

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