

FOR SALE

Office Investment

43-47 Bank Street, Irvine, KA12 0LL



- Traditional office premises
- Prominent commercial location
- Private parking
- Current rent £18,500 p.a.
- Potential income £37,000 p.a.
- Offers over £350,000

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located on Bank Street in an area of established retail and office use a short distance east of Irvine town centre.

Irvine is the principal town within the North Ayrshire Council area having a resident population of around 33,200.

THE PROPERTY

The subjects comprise a traditional detached two storey office building of stone and brick construction with pitched and hipped roof clad in slate.

The property has been sub-divided to form self-contained office suites and benefits from a large private car park to the rear.

Each suite has a separate entrance, the internal accommodation comprises the following:

43 Bank Street – Ground Floor Suite

- Outer Vestibule
- Reception Hallway
- Three Offices
- Staff Rest Room
- Staff Kitchen
- Toilets

45 Bank Street – Ground Floor Suite

- Outer Vestibule
- Reception Hallway
- Four Offices
- File Room
- Staff Kitchen
- Staff Toilets

47 Bank Street – First Floor Suite

- Ground Floor Vestibule
- Upper Reception Area
- Nine Office Rooms
- Staff Room
- Staff Kitchen
- Staff Toilets

FLOOR AREAS

We estimate the floor areas to be as follows:

43 Bank Street	98.32 sq. m.	(1,058 sq. ft.)
45 Bank Street	103.56 sq. m.	(1,115 sq. ft.)
47 Bank Street	205.44 sq. m.	(2,211 sq. ft.)
Total	407.32 sq. m.	(4,384 sq. ft.)

RATING ASSESSMENT

The offices are currently entered in the Valuation Roll as follows:-

43 Bank Street	RV £9,000
45 Bank Street	RV £8,900
47 Bank Street	RV £15,800

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The following suites are currently let:

43 Bank Street

Let to P & B Singleton for 5 years from 4th November 2018 at a rental of £9,500 p.a., tenant break option at the end of year 3.

45 Bank Street

Let to D M Hall Chartered Surveyors with the lease term extended to August 2020 at a passing rent of £9,000 p.a.

47 Bank Street

This upper floor suite is currently vacant although being marketed at offers over £18,500 p.a.

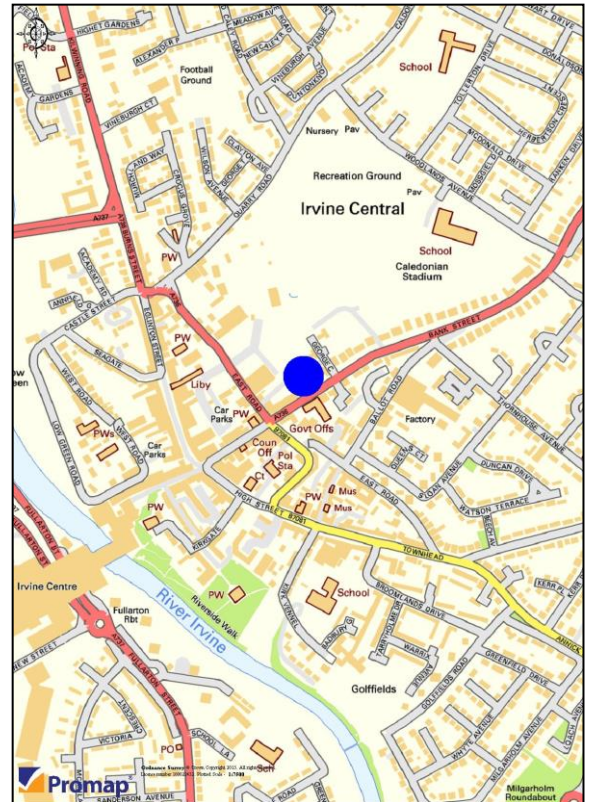
The potential income is therefore around £37,000 p.a.

PRICE

Offers over **£350,000** are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for tax and recording fees in the normal fashion.



VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace:

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