



- Available for sale or lease
- Excellent commercial location
- Attractive lot size
- Potential for 100% rates relief
- 124.50 sq. m. (1,340 sq. ft.)
- £9,000 per annum
- For sale £65,000

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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www.shepherd.co.uk

LOCATION

Irvine is located within the North Ayrshire Council area and has a resident population of approximately 33,698 and draws on a wider rural catchment population. It is the main shopping and administrative centre for the North Ayrshire Council area.

Irvine is located approximately 7 miles west of Kilmarnock, 13 miles north-east of Ayr and 28 miles to the south-west of Glasgow, connected by the A71/A78 and A77/M77 trunk roads respectively.

The property is situated on the east side of Eglinton Street, to the north of High Street, and bound by East Road to the north.

THE PROPERTY

The subjects comprise the ground floor of a two storey building beneath a pitched roof clad in slate, with a single storey extension to the rear of brick construction surmounted by a flat and pitched tiled roof, incorporating an atrium skylight.

Internally the accommodation comprises:

- Sales
- Storage
- Kitchen/Tea Prep
- Toilet Accommodation

The premises are accessed from a recessed single entrance door. There are single glazed timber framed windows to the front.

FLOOR AREA

The premises have been measured in accordance with the Sixth Edition of the RICS Code of Measuring Practice as follows:

Net internal area	124.50 sq. m.	(1,340 sq. ft.)
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RATING ASSESSMENT

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

RV £7,700

The property benefits from 100% rates remission under the Small Business Bonus Scheme to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on the basis of a new full repairing and insuring lease of negotiable length.

RENTAL

Offers over **£9,000 per annum** are invited.

PRICE

Offers in excess of **£65,000** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues 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 incident 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 the sole agents:

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