

# FOR SALE Office

**kirkstone**  
PROPERTY CONSULTANCY



17 Bank Street, Irvine, KA12 0AJ

- Self-contained cellular offices
- VAT free freehold opportunity
- Redevelopment potential
- 59.21 sq m (637 sq ft) approx.
- Excellent transport links
- Private parking



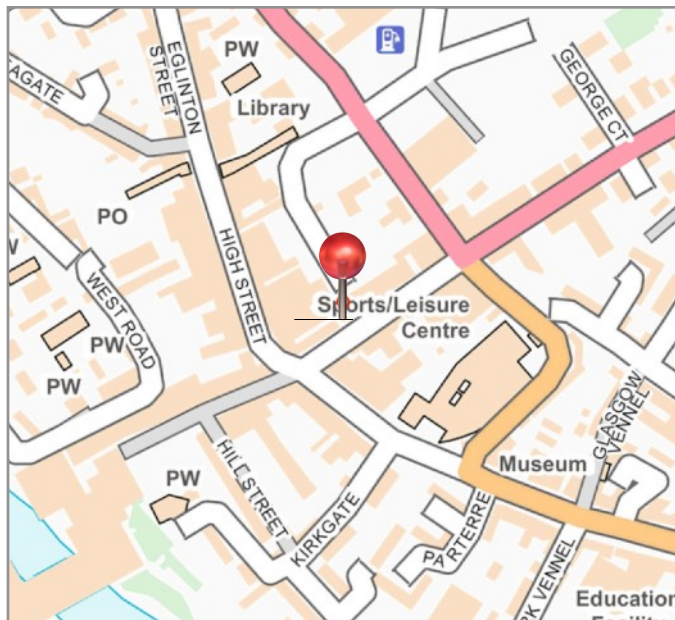
Viewing by appointment with the sole selling agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

**0141 291 5786**  
[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)

## Location

Irvine is one of the largest towns in Ayrshire, situated on the coast approximately 13 miles north of Ayr. The subjects are located to the north side of Bank Street in close proximity to its junction with High Street. Excellent public transport links are available nearby with frequent bus services operating on Bank Street and High Street. Irvine Train Station is within easy reach taking roughly 10 minutes to walk to. Occupiers nearby include Iceland Foods, Premier Convenience Store and The Ambassador.



## Description

The subjects comprise a first floor office contained within a detached two storey building under a pitched and slated roof. There are two retail units on the ground floor. Internally, the property has one large office, one smaller office, a good sized kitchen, a WC and storage space. The subjects have laminate flooring throughout, plaster and painted walls and ceilings with fluorescent strip lighting. Space heating is provided by a gas boiler. Car parking is accessible to the rear of the property.



## Accommodation

The property provides an approximate floor area of 59.21 sq m (637 sq ft). This area has been calculated using IPMS 3 - Office in accordance with the RICS Property Measurement (2nd Edition).

## Planning

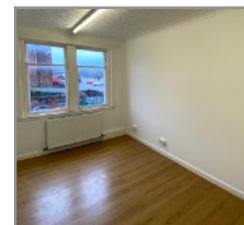
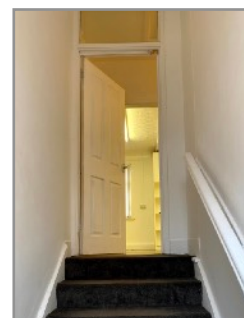
The subjects fall within a Conservation Area designated by the adopted Local Development Plan 2 for North Ayrshire.

Appropriate uses which may be considered by the Council are detailed in the appropriate Policy.

Unconditional planning consent was previously approved (REF: 05/00552/PP) for the change of use from retail to residential. All planning queries should be made directly to North Ayrshire Council.

## Services

The property benefits from mains supply of gas, electricity, water and drainage. Prospective purchasers should make their own enquiries to ensure that utilities and services are satisfactory for their requirements.



## Facts

Price	Offers in excess of £35,000 are invited for our clients' heritable interest.
Rateable Value	£4,300
EPC	Rating of 'B'
VAT	Not payable on the sale price.
Legal Costs	Each party will be responsible for their own.
Entry	Available on completion of legal formalities.

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