

RAPLEYS

TO LET Motor Dealership

rapleys.com
0370 777 6292

69 Sorbie Road, Ardrossan KA22 7AA

CONTACT **Peter Nicholas**
07879 487646 | peter.nicholas@rapleys.com
Tom Cooley
07795 672154 | tom.cooley@rapleys.com



Established motor dealership

Prominent roadside location

691.67 sq m on 0.39 hectare
(7,446 sq ft on 0.97 acre)

Extensive vehicle parking

Suitable for a variety of
alternative uses, subject to
obtaining the necessary
consents

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Location

Ardrossan is a harbor town on the North Ayrshire coast approximately 30 miles southwest of Glasgow and 9 miles northwest of Irvine. Ardrossan has regular ferries leading to the Isle of Arran and Campbeltown on the Kintyre peninsula.

The property is prominently located at the corner of Sorbie Road and A738 Parkhouse Road, to the northeast of Ardrossan town centre.

The A738 forms the main thoroughfare between the “Three Towns” of Ardrossan, Saltcoats and Stevenston, the combined population being in excess of 30,000.

The immediate vicinity is characterised by a mix of residential housing and commercial property, to include a **Jet** branded petrol filling station immediately adjacent, whilst the Ardrossan and St Matthew’s Academies are opposite.

Description

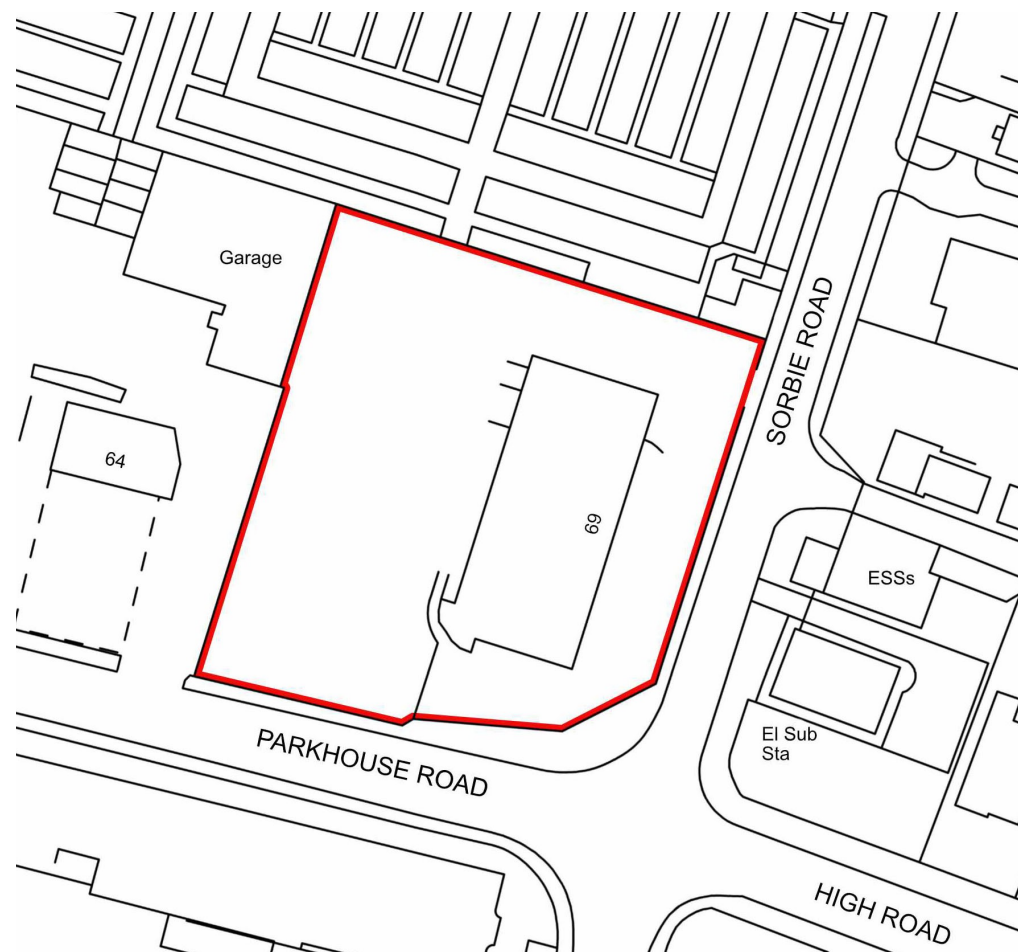
The property comprises of a purpose-built motor dealership facility—internally arranged to provide a showroom, office, workshop, parts storage and valeting, together with ancillary accommodation.

The showroom has been recently refurbished and benefits from extensive glazing to 3 elevations and can accommodate 6-7 vehicles.

To the rear of the property, the workshop and valeting bays benefit from a dual access from both sides of the building.

Externally the site is laid to tarmacadam and provides parking and display for well over 100 vehicles.

The property offers scope for alternative uses, subject to appropriate planning consents.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	253.13	2,725
Offices	37.37	402
Ancillary	42.32	456
Parts store	16.62	179
Workshop	237.53	2,557
Valeting	104.70	1,127
Total	691.67	7,446
	Hectare	Acre
Total Site Area	0.39	0.97

Total parking 100 spaces

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rating

We are advised that the Rateable Value for the property is £71,000 and the UBR for 2020/21 is 55p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on <https://www.saa.gov.uk/>.

Energy Performance

Energy Performance Asset Rating: E.

Tenure

The property is currently held on a lease expiring 21 December 2031.



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Terms

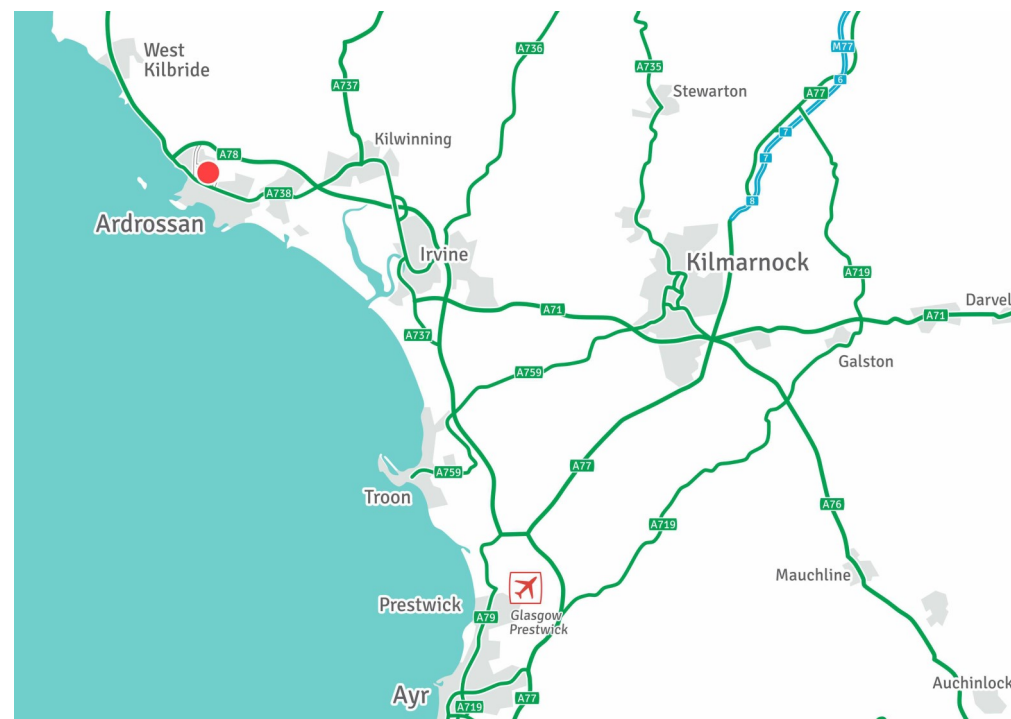
The property is available by way of a new sublease on terms to be agreed. Further information is available upon request.

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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