

TO LET

OFFICE PREMISES

**SHEPHERD**
Commercial

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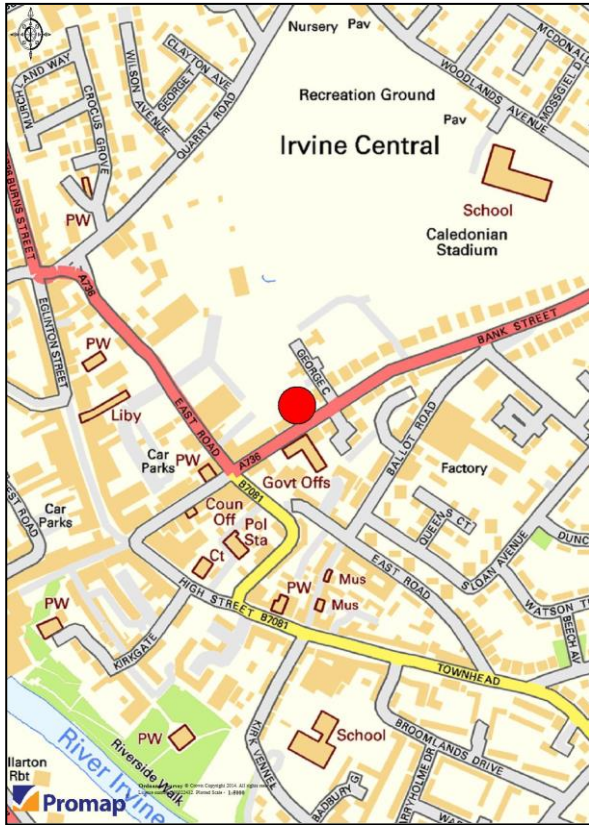
49 Bank Street, Irvine, KA12 0LL

- Recently modernised first floor office
- Comprises 4 main offices, kitchen and toilets
- Prominent commercial location close to town centre
- Private car parking at rear (6 spaces)
- Net area approx. 86.5 sq. m. (931 sq. ft.)

► **Location**

The premises enjoy a prominent location immediately adjacent to the Bank Street pavement line in a popular retail/office locality close to the heart of the main business areas of the town.

Irvine has a resident population of around 33,200 and has a wide range of services and facilities available within the town centre. It is the main shopping and administrative centre for the North Ayrshire Council area.



► **The Property**

Modernised first floor office within a detached stone built and slated former townhouse with exclusive access.

The internal accommodation comprises a kitchen, ladies and gents toilets at entresol level and a vestibule, entrance hall and 4 offices at first floor level.

► **Floor Area**

The approximate net internal floor areas are as follows:-

Entresol Floor:	Approx.	7.3sq.m	(79sq.ft)
First Floor:	Approx.	79.2 sq.m.	(852sq.ft.)

► **Car Park**

There is a private car park at the rear which is mainly surfaced and can accommodate a minimum of 6 cars.

► **Services**

Mains drainage, water, gas and electricity supplies are laid on. Gas fired central heating.

► **Rating Assessment**

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

NAV/RV £8,700

Under the Small Business Bonus Scheme 100% relief of rates might be available.

► **Lease Terms**

Our clients are seeking to lease the premises on full repairing terms for a minimum of 3 years.

► **Rental**

Offers in excess of £7,500 p.a. are sought.

► **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.

► **Viewing and Further Information**

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

J & E Shepherd • Chartered Surveyors
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