



162 High Street Irvine KA21 8AN

Town Centre Public House

- Upper Floor Apartment's
- Iconic Public House
- Formerly Occupied By Robert Burns
- Full Building
- Rent: £25,000p.a.x
- Price: o/o £220,000

**LOCATION**

The property is situated on the east side of High Street, north of its junction with Bank Street on a highly visible and busy position within the Ayrshire town of Irvine.

Irvine lies 30 miles south west of Glasgow, 15 miles north of Ayr and is the principle town in North Ayrshire with a population of over 34,000 persons and a catchment of over 135,000 persons.

The town lies at the convergence of the A78, A737, A767, and A71 road routes providing road access to Greenock, Ayr, Kilmarnock and Glasgow. Prestwick Airport is located 7 miles south of the town.

**PROPERTY**

The property forms a substantial 3 storey public house with 2 apartments at upper floors

The property has been extended to the rear with beer garden and conservatory.

**AREA**

Ground: 167.22sqm (1,800sq ft)

**NAV/RV**

£34,800



162 High Street Irvine KA21 8AN

Town Centre Public House

#### RENT

The property is available on a new full repairing and insuring head lease for o/o £25,000p.a.x

#### SALE

The property is available on a freehold basis for o/o £220,000

#### V.A.T.

Prices quoted exclusive of V.A.T

#### E.P.C

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction



162 High Street Irvine KA21 8AN

Town Centre Public House

### TSA Property Consultants

162 Buchanan Street  
Glasgow, G1 2LL

**Jas** - 07810 717229 (jas@tsapc.co.uk)

**Will** - 07581 396092 (will@tsapc.co.uk)

**General** - 0141 237 4324 (info@tsapc.co.uk)

### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.