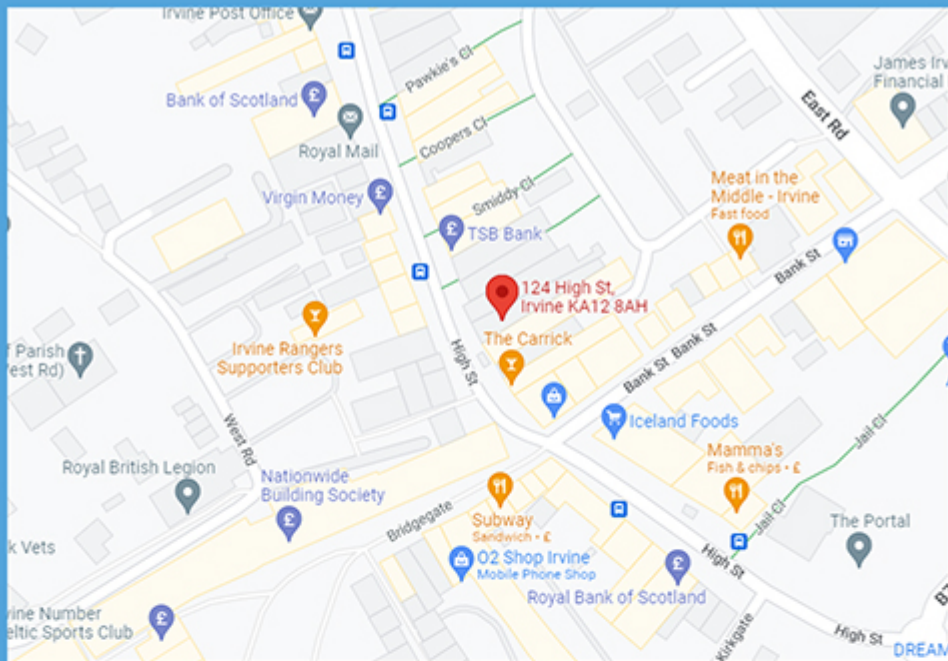


124 HIGH STREET, IRVINE, KA12 8AH



UNDERGOING FULL REFURBISHMENT



- Undergoing full Refurbishment
- Full Building
- Retail Consent (Alternate Use Potential)
- 6,449sq ft
- Rent: £25,000p.a
- Sale: o/o £250,000

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 comprise an extensive 2 storey commercial unit of traditional construction surmounted by a flat roof overlaid in felt.

The property offers an extensive glazed frontage with partially recessed double door entrance of aluminium framed and glazed construction.

Internally the property offers an open sales area over ground floor with access to the upper floor via two flights of steps, one at the middle of the shop and the other at the rear. The upper floor offers staff facilities, office, w.c.'s with extensive storage to the rear. The property benefits from rear parking from the the property benefits from loading space.

AREA

The property has been measured on a net internal area basis and calculated to extend to the following floor area;

Ground: 380.8sqm (4,099sq ft)
1st: 218.31sqm (2,350sq ft)

Total: 599.11sqm (6,449sq ft)

NAV/RV
£30,250

RENT

The property is available on a new full repairing and insuring lease for a negotiable term for £25,000p.a





SALE

Our client would sell their freehold interest for o/o £250,000

V.A.T.

Prices quoted are exclusive of V.A.T

E.P.C.

Available on request

TITLE

Available on request

LEGAL

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

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla
Will Rennie

TSA Property Consultants
162 Buchanan Street
Glasgow G2 6LL



PROPERTY MISDESCRIPTIONS 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.