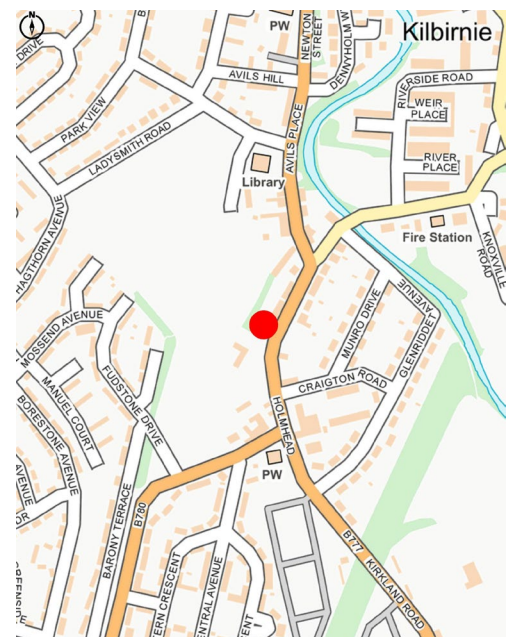




## 44-48 HOLMHEAD, KILBIRNIE, NORTH AYRSHIRE, KA25 6BS

- Levelled gap site
- Roadside location south of Kilbirnie Town Centre
- Total site area 0.10 hectares (0.25 acres)
- Suitable for a variety of uses, subject to planning
- Rental offers in excess of £12,000 per annum





#### VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

#### VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:

Tel: 0141 332 1194

#### To arrange a viewing please contact:



**Ryan Farrelly**

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0141 567 5382  
07900 390078



**Terry McFarlane**

Director  
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#### LOCATION

The subjects comprise a site on the west side of Holmhead, a main thoroughfare within Kilbirnie Town Centre, heading south towards Dalry and the A737. The area is mixed residential and commercial in nature.

Kilbirnie is located within North Ayrshire, approximately 25 miles south west of Glasgow. The A737 is accessed via Beith, four miles north of the town and provides ready road access to Glasgow and Irvine (14 miles). The town has a population of around 50,000 persons.

#### DESCRIPTION

The subjects comprise a levelled gap site backing on to a public car park. The site is rectangular in shape and is adjacent to residential dwellings.

#### ACCOMMODATION

The subjects extend to the following approximate area:

Site Area: 0.10 hectares (0.25 acres)

#### PLANNING

Any planning queries should be directed to North Ayrshire Council.

#### RENT

We are instructed to seek offers in excess of £12,000 per annum.

#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: February 2023