SHOP

DM HALL
CHARTERED SURVEYORS

FOR SALE

BUNGALOW & SHOP

13-15 Holmhead, Kilbirnie, KA25 6BW

- Prominent roadside position in Kilbirnie Town Centre
- Former newsagents shop
- Attached three bedroom bungalow with garage and workshop
- Gross Internal Area 160 sq.m (1,722 sq.ft)
- 100% rates relief on shop, subject to status
- Offers over £70,000

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Commercial Department
15 Miller Road, Ayr, KA7 2AX
01292 268055

LOCATION
Holmhead is a main thoroughfare running through Kilbirnie leading north towards the town centre and south towards Dalry. The property occupies a prominent position on the east side of the street close to its junction with Ladysmith Road.

Kilbirnie, is located within the North Ayrshire region, approximately 24 miles south west of Glasgow and 14 miles north of Irvine. The town has a population of around 7,300 persons.

DESCRIPTION
13-15 Holmhead comprises of a detached, single storey bungalow style property with lower ground floor storage accommodation. The property consists of a residential bungalow with attached, interlinking shop having potential for re-use, or, conversion to additional residential use. The property requires modernisation.

The accommodation is as follows:

Hallway, Lounge/Dining Room, Kitchen, Bathroom, Shower Room, Three Bedrooms, Office, Shop and Store

Lower Ground – Open Workshop and Store

There are private gardens to the rear with driveway access off Holmhead and a timber garage.

FLOOR AREA
From measurements taken on site we calculate the property to extend to a Gross Internal floor area of 160 sq.m (1,722 sq.ft). The lower ground floor store and workshop areas extend to 45 sq.m (484 sq.ft), or thereby.

RATING
The Rateable Value of the shop is £1,800 and qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status. The residential property is noted under Council Tax Band D.

PRICE
Offers over £70,000 are invited for our client's heritable interest. All prices are quoted exclusive of VAT(if applicable).

EPC
Available upon request.

LEGAL COSTS
Each party to be responsible for their own costs incurred.

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agent:-

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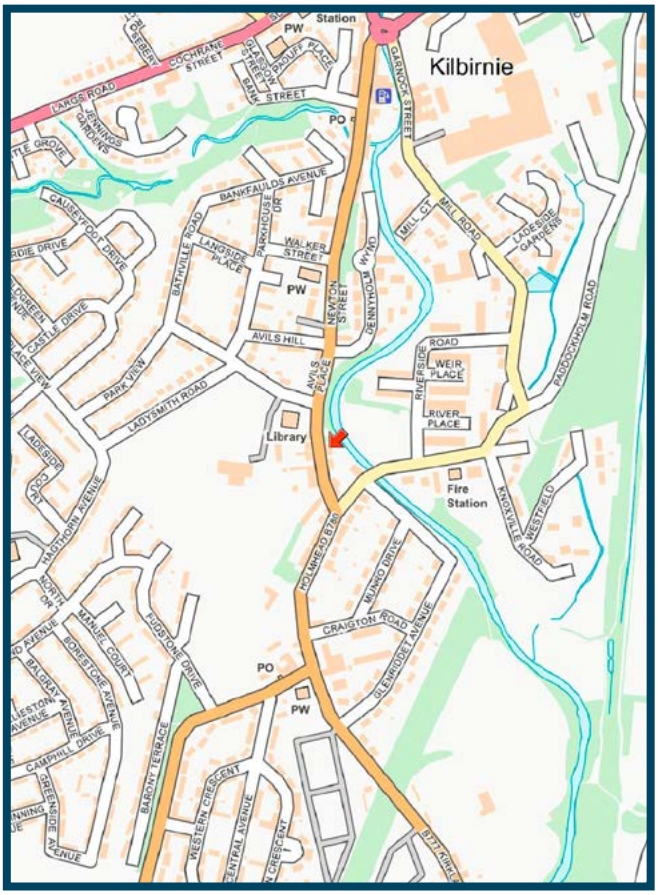
DATE OF PUBLICATION
December 2018

REFERENCE
WSA1506



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