



# FOR SALE

## TOWN CENTRE SHOP & FLAT

13-15 NEW STREET, STEVENSTON, KA20 3HB

Central position within Stevenston Town Centre

Double fronted, well presented retail unit

Shop Net Internal Area 54 sq.m. (581 sq.ft.)

100% rates relief, subject to status

3-bedroom flat requiring modernisation

Offers over £90,000 are invited

## LOCATION

New Street, is the main retailing street within Stevenston Town Centre with nearby occupiers including a pharmacy, a salon, a barber and various hot food takeaways. Stevenston Health Centre and a library are located opposite as is a public car park with on street car parking also available.

Stevenston is located within North Ayrshire region and has a population of 9,000 persons, which increase to around 32,000 persons within the wider 'Three Towns' area which includes Saltcoats and Ardrossan. The nearby A78 provides access south to Irvine (8 miles) with connection northeast to Glasgow (38 miles). Stevenston railway station, a short walk from the property, has regular services to Largs and Glasgow.

## DESCRIPTION

13 New Street is a double fronted retail unit protected by an electric roller shutter. The shop was last used as a pharmacy and is well presented, open plan and broadly rectangular in shape, with a rear door accessing a separate store and a toilet.

15 New Street, is a flat located above the shop, contained over first and attic floor levels. The property consists of four rooms with a bathroom and kitchen, as per the indicative floorplan provided and requires upgrading throughout.

## FLOOR AREA

The shop extends to a net internal floor area of 54 sq.m. (581 sq.ft.), or thereby. The flat extends to a gross internal floor area of 80 sqm (861 sqft).

## RATING

The Rateable Value is £5,200 and qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status. The flat is under Council Tax Band A.

## PRICE

Offers over £90,000 are invited for our clients heritable interest with the benefit of vacant possession.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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## DATE OF PUBLICATION

September 2022

## REFERENCE

WSA2249



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