

**FOR SALE**

**DM HALL**  
CHARTERED SURVEYORS



## **SHOWROOM & GARAGE**

FORMER SPRINGSIDE MOTORS • MAIN ROAD • SPRINGSIDE • IRVINE • KA11 3AW

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



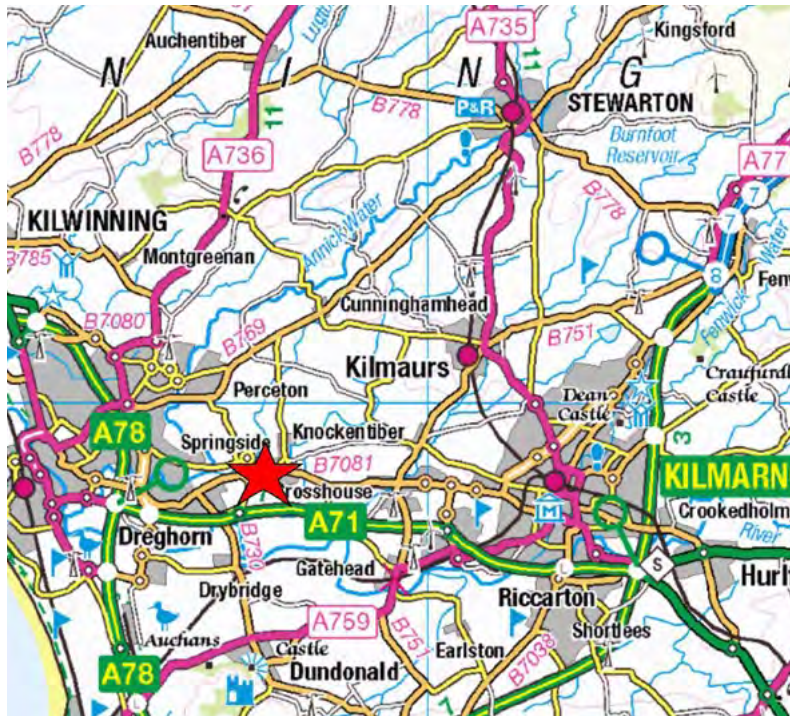
- **Prominent roadside position between Irvine and Kilmarnock**
- **Former showroom and garage with yard**
- **Gross internal area 1,238 sqm (13,327 sqft)**
- **Total site area of 0.32 hectares (0.8 acres)**
- **Potential for alternative uses**
- **Offers over £395,000 are invited**



## LOCATION

Main Road is the principle thoroughfare and a busy bus route running through Springside, forming part of the B7081 a connecting road between Irvine, Crosshouse and Kilmarnock. The immediate locality is mostly residential in its nature.

Springside is a village located on the eastern outskirts of Irvine, around three miles from the Town Centre and four miles west of Kilmarnock. The A71 runs to the south of the village, extending on to the A/M77 at Kilmarnock, with Glasgow located 30 miles to the north and around a 50-minute drive time.



## DESCRIPTION

The former Springside Motors property is a prominent roadside showroom and garage premises with a forecourt and a private yard.

The property consists of an original showroom with offices/ ancillary accommodation and a second more modern showroom of steel portal frame construction with an internal eaves height of 3.1m. There is a front forecourt serving both areas. There is a traditional garage premises to the rear with an internal eaves height of 4.9m and a series of underbuildings previously used as for valeting, storage and ancillary purposes.

The yard is gated, enclosed and finished in tarmac with a sheltered wash bay and interceptor to the rear.

## AREAS

The property extends to the following gross floor areas:

Original Showroom:	234 sqm	(2,519 sqft)
Second Showroom:	255 sqm	(2,745 sqft)
Garage:	315 sqm	(3,391 sqft)
Under-buildings:	434 sqm	(4,672 sqft)
<b>Total</b>	<b>1,238 sqm</b>	<b>(13,327 sqft)</b>

The site extends to an overall area of 0.32 hectares (0.8 acres), or thereby.





## RATING

The rateable value is £45,900.

Rates payable are £22,858.

## PRICE

Offers over £395,000 are invited for our clients heritable interest, exclusive of VAT (if applicable).

## EPC

Available upon request. The unit is B rated.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.



## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

**Anthony Zdanowicz**

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