

SUBSTANTIAL OFFICE PREMISES WITH DEVELOPMENT POTENTIAL

- > ATTRACTIVE CATEGORY "B" LISTED DETACHED BUILDING
- > LOCATED IN AN ACCESSIBLE EDGE OF TOWN LOCATION
- > GENEROUS PLOT OF APPROX. 0.38 HECTARES (0.94 ACRES)
- > NET INTERNAL AREA 340.67 SQ. M. (3,667 SQ. FT.)
- > DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- > OFFERS OVER £350,000



FOR SALE

9 KILWINNING ROAD, IRVINE, KA12 8RR

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in Kilwinning Road a short distance north of Irvine town centre in an area of mixed commercial and residential use, Kilwinning Road is a busy road which carries a steady traffic volume at most times of day.

Irvine is the principal settlement in the North Ayrshire Council area with a resident population of around 33,600.

THE PROPERTY

The subjects comprise a detached two storey and attic Category "B" Listed Victoria villa with single storey rear projection and conservatory all set in a large regular shaped plot extending to approximately 0.38 hectares (0.94 acres).

The plot includes tar based car parking for over 20 vehicles at the front whilst there are a number of outbuildings in the rear garden area.

The internal accommodation comprises the following:

Ground Floor

- > Entrance Vestibule
- > Reception Hallway
- > Two Linked Office Rooms
- > Boardroom/Office
- > Private Office
- > Staff W.C's

First Floor

- > Seven Office Rooms
- > Staff W.C's

Attic Floor

- > Two Office Rooms

Rear Extension

- > Entrance Hallway
- > Three Office Rooms
- > Kitchen
- > Utility Room
- > Conservatory
- > W.C. Facilities

The original layout has been altered to facilitate the current office use although much of the original architecture detailing remains.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £32,600

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PLANNING

The property is long established in office use although would lend itself to redevelopment, interested parties should make their own enquiries with North Ayrshire Council.

9 KILWINNING ROAD, IRVINE

ACCOMMODATION	SqM	SqFt
Ground	106.86	1,150
Ground Floor Extension	53.82	579
First Floor	112.18	1,208
Attic	67.81	730
TOTAL	340.67	3,667

The above area has been calculated on a net internal basis.

We would also point out the subjects have a Gross Internal Area of 460.17 sq. m. (4,954 sq. ft. approximately)



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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PRICE

Offers over **£350,000** ae invited.

Whilst unconditional offers are preferred our clients may consider offers subject to planning consent for change of use.

Enquirers should note interest if the property is of interest as a closing date may be set in due course.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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