



DEVELOPMENT LAND

- > ESTABLISHED COMMERCIAL/HARBOURSIDE LOCATION
- > PRIME DEVELOPMENT POTENTIAL
- > RENTAL OFFERS OVER £15,000 PER ACRE
- > OFFERS INVITED FOR SALE

TO LET/FOR SALE

LAND AT THE INCHES, ARDROSSAN, KA22 8BZ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk

Liam Loudon BA MSc MRICS liam.loudon@shepherd.co.uk 01292 267987 www.shepherd.co.uk



LOCATION

The subjects are situated to the south side of Princes Street and accessed off both Inches Road and Harbour Road, lying both to the north and south of the Stagecoach Bus Depot close to the main retailing area within the town, which has a varied mix of local occupiers. Princes Street is the main thoroughfare from which to access Ardrossan Town Railway Station and Ardrossan Ferry Terminal.

Ardrossan has a resident population of around 11,000 and forms part of the "Three Towns" conurbation which lies in the North Ayrshire Council area.

THE SITES

The subjects comprise two separate plots of land located at Ardrossan Harbour with the larger site extending to approximately 2.27 hectares (5.61 acres) and the smaller, irregular shaped site extending to approximately 0.78 hectares (1.93 acres). Nearby commercial occupiers include ASDA, Stagecoach and Jewson.

PLANNING

The subject sites do not currently have planning permission but is zoned under 'Business and Industry' use and 'Strategic Development Area 2 – Ardrossan Harbour and North Shore' in the North Ayrshire Local Development Plan, adopted in March 2019.

LEASE TERMS

Both parcels of land may also be sub-divided and are available on new lease terms of negotiable length.

RENT

Offers over **£15,000 per acre per annum** are invited.

PRICE

Offers invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

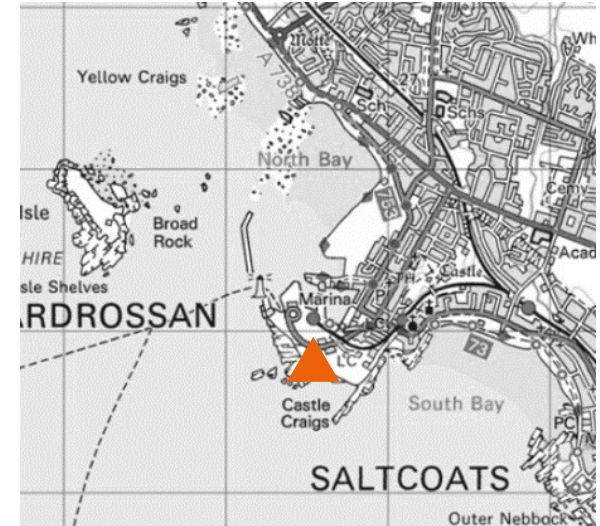
All prices, rents and premiums, where quoted, are exclusive of VAT.

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.

LAND AT THE INCHES, ARDROSSAN



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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2021**





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