

PRICE
REDUCED

TOWN CENTRE OFFICE ACCOMMODATION

- > EXCELLENT COMMERCIAL LOCATION
- > 271.24 SQ. M. (2,919 SQ. FT.)
- > INCLUDES 2 CAR PARKING SPACES AT REAR
- > OFFERS OVER £149,000
- > RENT £16,000 PER ANNUM


TO LET / FOR SALE
GROUND & 1st FLOOR
PRIVATE PARKING / LOADING
0141 237 4324
tsc-property.co.uk

CEIS Ayrshire
Employment & Training Centre

01294 322707
www.ceisayrshire.co.uk

TO LET/MAY SELL

24-26 EGLINTON STREET, IRVINE, KA12 8AS

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | David Houston BSc (Hons) MRICS david.houston@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

Irvine is located within the North Ayrshire Council area and has a resident population of approximately 33,698 and draws on a wider rural catchment population. It is the main shopping and administrative centre for the North Ayrshire Council area.

Irvine is located approximately 7 miles west of Kilmarnock, 13 miles north-east of Ayr and 28 miles to the south-west of Glasgow, connected by the A71/A78 and A77/M77 trunk roads respectively.

The property is situated on the east side of Eglinton Street, to the north of High Street, and bound by East Road to the north.

THE PROPERTY

The subjects comprise a two-storey office premises with rear extension formed in brick and surmounted by a flat roof.

Internal accommodation comprises the following:

Ground Floor:

- > Main reception
- > Partitioned meeting rooms, interview areas and classrooms

First Floor:

- > Private offices
- > Kitchen/tea prep area
- > WC and shower

There is 2 car parking spaces and rear loading via East Road.

RATING ASSESSMENT

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

RV £24,000

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Offers over **£16,000 per annum** are invited.

PRICE

Offers over of **£149,000** are invited.

COSTS

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

24-26 EGLINTON STREET, IRVINE

ACCOMMODATION	SqM	SqFt
Ground	170.50	1,835
First	100.74	1,084
TOTAL	271.24	2,919

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



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. **UPDATED MAY 2024**



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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