



160b High Street, Irvine, KA12 8AN

Town Centre Location

- Single Storey Commercial Unit
- Rates Exempt
- V.A.T Free
- 1,370sq ft
- Rent: o/o £5,000p.a.
- Sale: o/o £45,000

LOCATION

The property is situated on a prime retailing position on High Street on a busy thoroughfare within Irvine's town centre. This is a busy thoroughfare linking to The Rivergate Shopping Centre. The principal town centre taxi rank and bus stop is directly in front of the property on High Street and there are several public car parks in close proximity

Irvine is the principal town in North Ayrshire located approximately 30 miles south-west of Glasgow and 7 miles west of Kilmarnock. It has a population in the order of 33,698 people (2011 Census) and makes up over 25% of the wider North Ayrshire population totalling some 134,146 people.

The area has a strong manufacturing and engineering tradition benefiting from its location on the west coast of Scotland and excellent road and rail communications, being close to the A78, A736, A737 and A71 trunk road with direct access to the M77 motorway to Glasgow. Glasgow Airport is located approximately 25 miles to the north-east of the town and Glasgow Prestwick International Airport is situated only 9 miles to the south.

PROPERTY

The property comprises a ground floor commercial unit accessed via a pend from High Street. The property offers a multiple glazed display windows with central entrance door. Internally the property is well presented with retailing / salon space with partitioned store and w.c facility to the rear, with separate tea prep space.

AREA

Ground: 119.88sqm (1,290sq ft)



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NAV/RV

The property qualifies for rates exemption under the small business bonus scheme with an NAV/RV of £8,100

RENT

The property is available for offers over £5,000 per annum

SALE

Offers over £45,000 are invited for our clients freehold interest

V.A.T.

The transaction will not attract V.A.T.

E.P.C.

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform al enquiries at the earliest opportunity.