



Watermans

193 Bath Street,
Glasgow, G2 4HU

DM HALL
CHARTERED SURVEYORS

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TO LET // FOR SALE

WORKSHOPS & YARD

POTENTIAL DEVELOPMENT OPPORTUNITY

PARK TERRACE • LAMLASH • ISLE OF ARRAN • KA27 8NB

Rare opportunity in the village of Lamlash

Established mixed commercial and residential location

Builders yard with two workshops

Total gross internal area of 289 sqm (3,111 sqft)

Total site area of 0.19 hectares (0.47 acres)

100% rates relief available, subject to status

Potential development site, subject to planning

Rental - offers of £12,000 per annum

Sale - offers over £150,000 are invited



LOCATION

Lamlash is located on the east coast of the Isle of Arran, around 4 miles and an 8-minute drive south of the ferry terminal in Brodick, the largest settlement on the island.

Park Terrace is a mixed commercial and residential locality to the west of Lamlash village centre, and just off the A841 ring road around the perimeter of the island.

The Isle of Arran is located off the west coast of Scotland in the North Ayrshire Council region and is accessed via regular ferry crossings with a 55 minute journey time to Brodick from Ardrossan, and a second ferry to the north of the island from Claonaig on Kintryre. Ardrossan is 35 miles south west of Glasgow, with good road links and the town offers regular rail services to Largs and Glasgow. Arran has a population of around 5,000 persons, which swells significantly throughout the year during tourist season.

DESCRIPTION

The workshop and yard at Park Terrace is located on the north side of the street, located opposite the builders yard and filling station, which is also operated by John Thomson

Construction at present. The property has a concrete surfaced yard and tree lined boundary to its northern elevation.

There are two detached workshops on site each with vehicle access doors and the west most having a dock loading bay. The units are open plan and contain a variety of joinery workshop equipment including saws and an extraction system, which are available by separate negotiation.

The site may be suitable for commercial or residential development, subject to planning and further enquiries should be directed to North Ayrshire Council planning department on **01294 324319**.

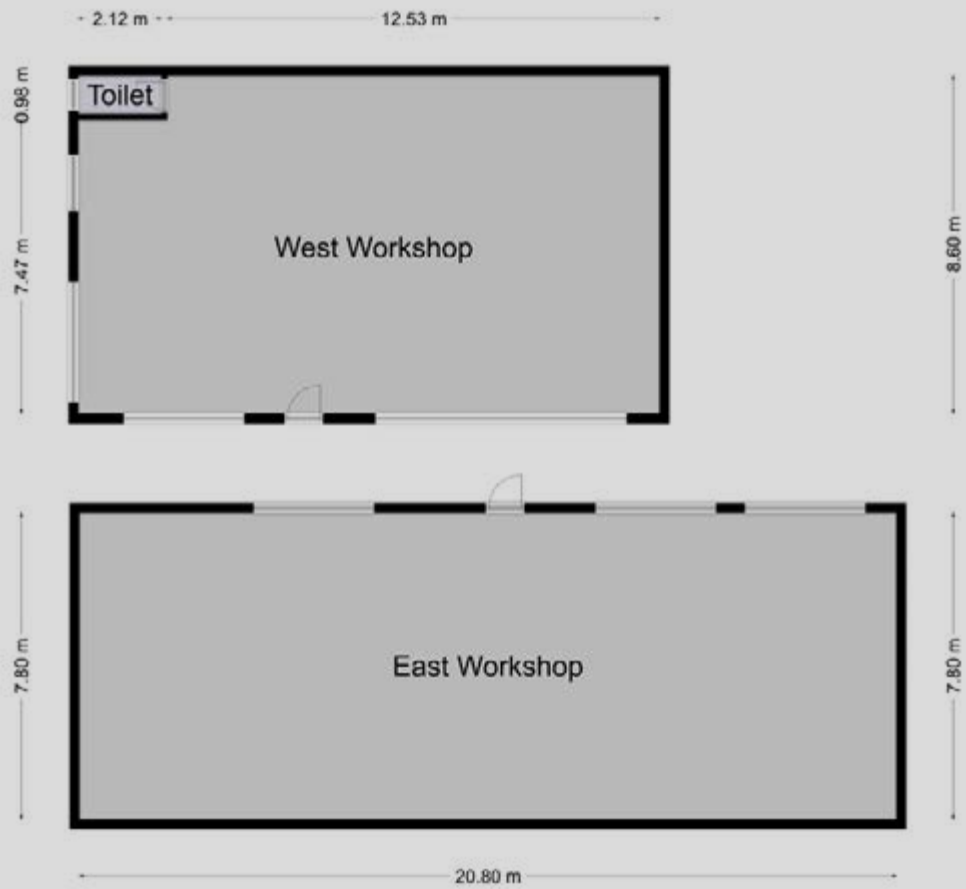
AREAS

The two workshops on site extend to the following gross internal floor areas:

West:	127 sqm	(1,367 sqft)
East:	162 sqm	(1,744 sqft)
Total:	289 sqm	(3,111 sqft)

The site extends to around 0.19 hectares (0.47 acres), or thereby, as per the indicative red line boundary.

INDICATIVE FLOOR PLAN





LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents:

DM Hall LLP

Contact: Anthony Zdanowicz

Email: anthonyz@dmhall.co.uk

Call: 07768 031297

And

Watermans

Contact: Darren Lee

Email: darrenlee@watermans.co.uk

Call: 07974 932 675

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WSA2459

RATING

The rateable value is £4,250 and offers 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

RENT/PRICE

Rental offers of £12,000 per annum are invited on the basis of a new, full repairing and insuring lease of a minimum 5 year term.

Alternatively, our clients will sell their heritable interest and offers over £150,000 are invited.

Prices are quoted exclusive of VAT (if applicable).

EPC

EPC available upon request.

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