



Watermans

193 Bath Street,
Glasgow, G2 4HU

DM HALL
CHARTERED SURVEYORS

Commercial Department
15 Miller Road, Ayr, KA7 2AX
01292 268055

TO LET // FOR SALE

BUILDERS YARD & FILLING STATION

RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING

LAMLASH • ISLE OF ARRAN • KA27 8NB

Rare commercial opportunity in the village of Lamlash

Established mixed commercial and residential location

Builders yard with workshop, office and filling station

Total gross internal area of 233 sqm (2,508 sqft)

Total site area of 0.15 hectares (0.38 acres)

100% rates relief available, subject to status

Planning permission for four, semi detached houses

Rental - offers of £17,000 per annum

Sale - offers over £270,000 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 builders yard and filling station at Park Terrace is located on the south side of the street and operated by John Thomson Construction, at present.

The site is broadly rectangular shaped and is mainly a concrete surfaced yard with brick-built sorting bays and a tree lined boundary to its southern elevation.

The workshop is detached and contains offices over two floors to its gable elevation, with two full height vehicle entry doors to the workshop.

The filling station consists of two Tokheim fuel pumps with a 13,000 litre below ground petrol tank and an 18,000 litre above ground diesel tank.

Stock and equipment on the site are available to purchase, subject to separate negotiation.

AREAS

The workshop and office property extends to a total gross internal floor area of 233 sqm (2,508 sqft), or thereby.

The site extends to around 0.15 hectares (0.38 acres), or thereby, as per the indicative red line boundary.

RATING

The rateable value is £14,300 and the property benefits from 100% rural relief.



INDICATIVE FLOOR PLAN





PLANNING

The site has potential for alternative commercial, or, residential development, subject to obtaining the necessary consents. It currently has the benefit of planning permission under reference 04/00836/PP for the development of four semi detached dwellings. Further details are available upon request or by contacting North Ayrshire Council.

RENT/PRICE

Rental offers of £17,000 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 £270,000 are invited.

Prices are quoted exclusive of VAT (if applicable).



EPC

EPC available upon request.

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

DATE OF PUBLICATION

August 2023

REFERENCE

WSA2458

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in 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 outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.