



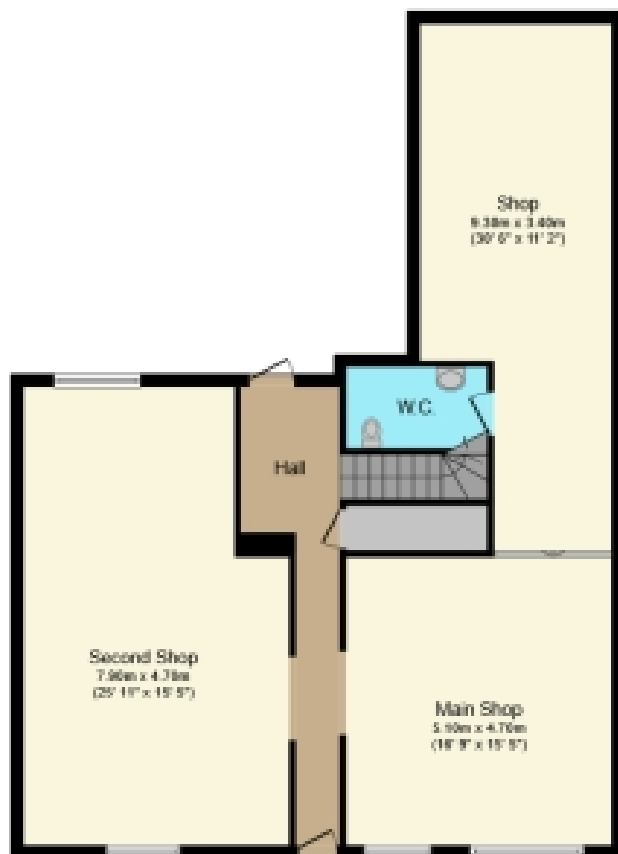
**33-35 Eglinton Street, Beith**

**Guide Price £110,000**



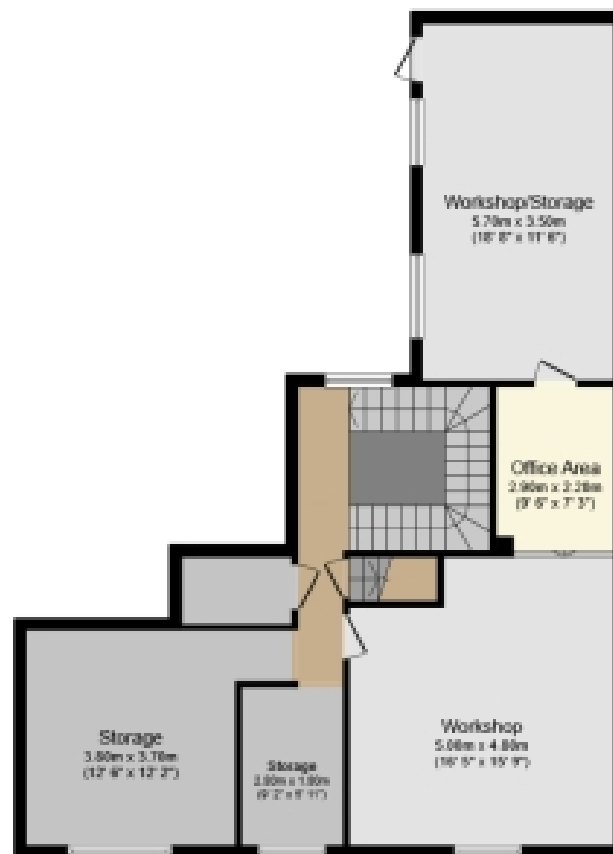






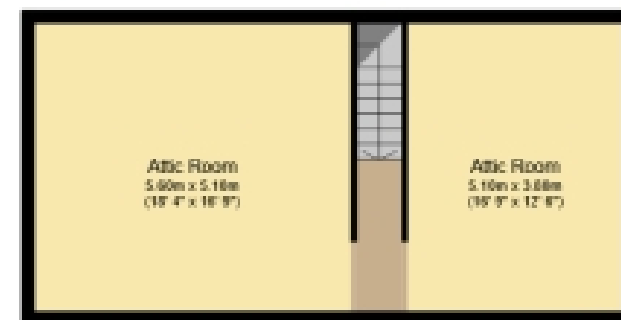
## Ground Floor

Floor area 106.4 m<sup>2</sup> (1,146 sq.ft.)



## First Floor

Floor area 88.0 m<sup>2</sup> (947 sq.ft.)



## Second Floor

Floor area 53.0 m<sup>2</sup> (571 sq.ft.)

**TOTAL: 247.5 m<sup>2</sup> (2,664 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\* RESIDENTIAL POTENTIAL SUBJECT TO PLANNING \* SUBSTANTIAL HISTORIC COMMERCIAL BUILDING WITH PRIME MAIN STREET LOCATION \* FORMER 'JULIA FIELDS INTERIOR' \* VERSATILE PREMISES SPANNING THREE LEVELS \* FREEHOLD OWNERSHIP \* Please contact your personal estate agents, The Property Boom to arrange a viewing.

Step into the heart of Beith's community with this substantial commercial building, a rare opportunity to acquire a prominent historic property formerly known as 'Julia Fields Interior'. This extensive establishment, which has stood the test of time since the 1980s, offers a prime main street location with high visibility and a constant flow of foot traffic.

The ground level boasts two extensive showrooms, perfect for a retail shop floor or adaptable for a range of uses such as an office space. Additionally, this level includes a convenient W.C. Ascend to the first level to find a designated workshop space, two storage rooms, and ample cupboard space, providing a functional layout for various business operations. The top floor features a floored attic split into two rooms, offering further versatility for storage or additional workspace.

At the rear, a private courtyard and a stretch of land provide opportunities for outdoor activities or expansion. While currently used commercially, the building offers immense potential for both commercial and residential use, catering to a variety of business ventures, subject to the relevant planning approval.

Ownership of this property is secured with freehold status.

The location's fantastic footfall and steady traffic flow make it an ideal spot for a thriving business. This is a rare chance to acquire a property with such a large scope, so don't hesitate to seize this unique opportunity.

TAKE ADVANTAGE OF OUR EXTENSIVE EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

Viewing by appointment only - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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