



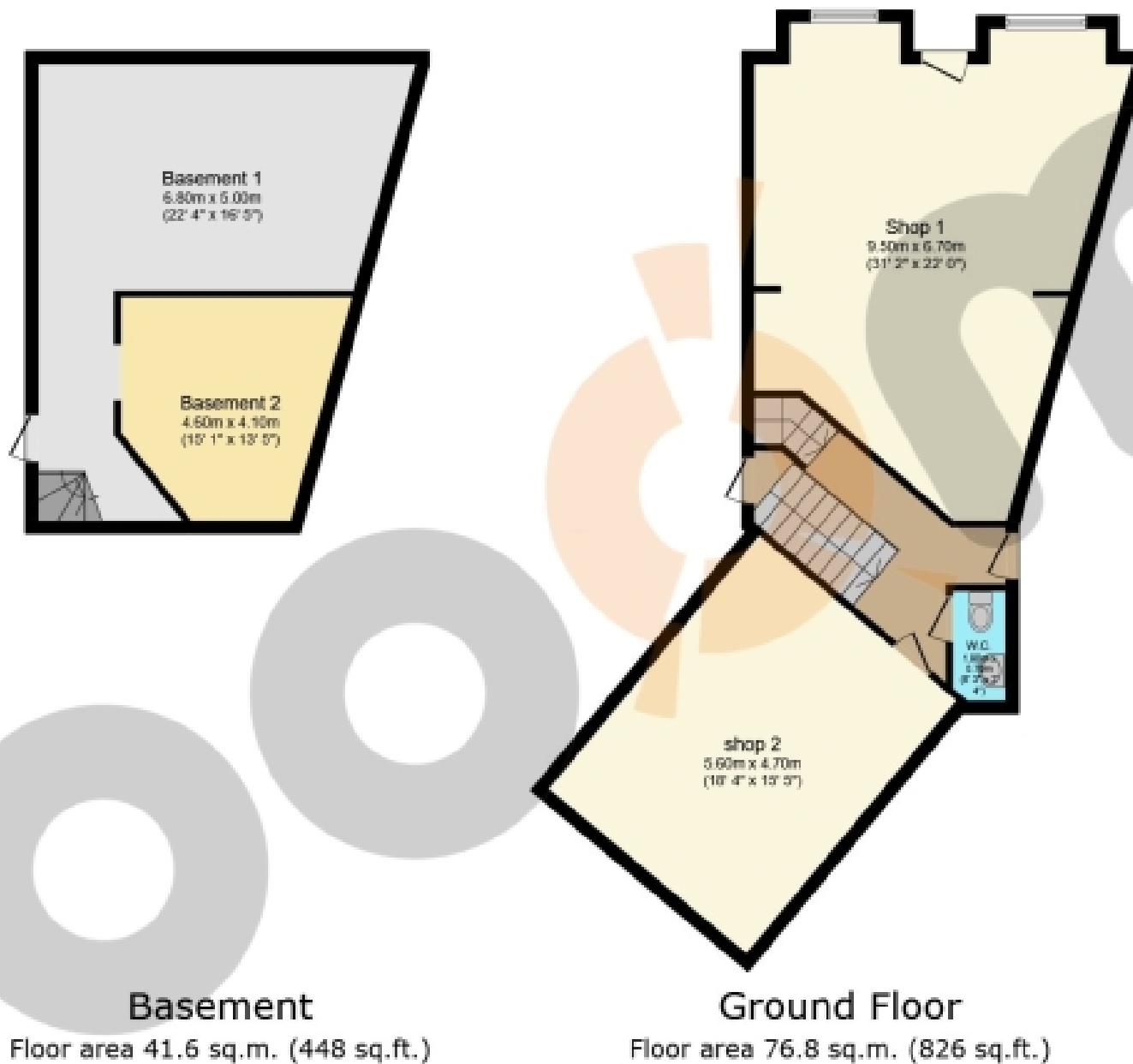
**86 Main Street, Kilbirnie**

**Offers In The Region Of £55,000**









### Basement

Floor area 41.6 sq.m. (448 sq.ft.)

### Ground Floor

Floor area 76.8 sq.m. (826 sq.ft.)

**Total floor area: 118.4 sq.m. (1,274 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

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Excellent opportunity now available to purchase 86 Main Street in Kilbirnie where there is potential for a variety of businesses. Previously an art gallery, and also used as a barber shop, there is a large front shop space on a corner plot with full height windows. There are 2 spacious basement areas aswell as the shop front area, and with the very busy main street location, there is bound to be plenty of footfall.

Access can be via both the front and side of the property.

There are 2 basement areas; the perfect storage space.

We strongly recommend viewing this highly versatile space.

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