

HOT FOOD CONSENT

24-26 EGLINTON STREET, IRVINE, KA12 8AS



TOWN CENTRE COMMERCIAL PREMISES



- Prominent Roadside Position
- Dedicated Car Parking
- Retail / Office / Workshop
- Ground & 1st Floor
- 2,865sq ft
- Rent: ~~£20,000p.a.~~ **£18,000p.a.**
- Price: ~~o/o £200,000~~ **o/o £169,995**

LOCATION

The property is situated on the east side of Eglinton Street, south of its junctions with Burns Street, Castle Street and East Road within the Ayrshire town of Irvine.

Irvine lies 30 miles south west of Glasgow, 15 miles north of Ayr and is the principle town in North Ayrshire with a population of over 34,000 persons and a catchment of over 135,000 persons. The town lies at the convergence of the A78, A737, A767, and A71 road routes providing road access to Greenock, Ayr, Kilmarnock and Glasgow. Prestwick Airport is located 7 miles south of the town. Neighbouring occupiers include R&M Hair, Kwik Fit, Irvine Cycles and Irvine Bowling Club.

PROPERTY

The property comprises a 2 storey development with single storey extension to the rear of traditional construction. Offering dual display windows flanking a single door entrance, the property benefits from a prominent roadside position on a very busy thoroughfare. The property benefits from Class 2 consent with the existing tenant having been in-situ for a number of years.

Internally the property forms main reception area, with partitions erected to create class rooms and individual meeting rooms at both ground and first floors with tea prep and w.c facilities available at both floors. The property benefits from rear loading and access via East Road.

AREA

The property extends to the following net internal floor areas:

Ground: 163.96sqm (1,765sq ft)
 1st: 102.2sqm (1,100sq ft)
 Total: 266.16sqm (2,865sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for ~~£20,000p.a.~~ **£18,000p.a.**

SALE

The property is available on a freehold basis for ~~offers in excess of £200,000~~ **o/o £169,995**





V.A.T.

Figures quoted are exclusive of V.A.T.

E.P.C.

Available on request

LEGAL

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS 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 all enquiries at the earliest opportunity.