



## Caledonia House, Longford Avenue, Kilwinning KA13 6EX

- Extensive Industrial Unit With Yard
- Multi Let Investment
- Asset Management Opportunity
- Income Producing
- Over 73,500sq ft
- Passing Rent: c. £72,500p.a.
- E.R.V. £120,000p.a.
- Sale: o/o £500,000

### LOCATION

The property is situated on the west site of Longford avenue at its junction with Byrehill Road within the town of Kilwinning.

Kilwinning is a historic town in North Ayrshire, Scotland, situated on the banks of the River Garnock. It lies approximately 21 miles (34 km) southwest of Glasgow and forms part of the Ayrshire coastal conurbation, positioned between Irvine to the southeast and the Three Towns (Stevenson, Saltcoats, and Ardrossan) to the southwest. The town sits in a largely lowland area with the A78 road marking its southern boundary and the A737 and main Glasgow-Ayr railway line running nearby. Its locality, which includes surrounding rural areas to the north up to Dalgarven, covers around 52sq km

### PROPERTY

The property comprises a substantial steel framed industrial unit with multi-lets to various occupiers. The property benefits from a large yard to the front elevation with shared road access to the south with the neighbouring yard.



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### EXECUTIVE SUMMARY

There are multiple occupancy agreements held across various spaces with potential for rent uplifts and redevelopment

### SALE

The property is available on a freehold investment basis for o/o £500,000

### V.A.T

The transaction will not attract V.A.T.

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

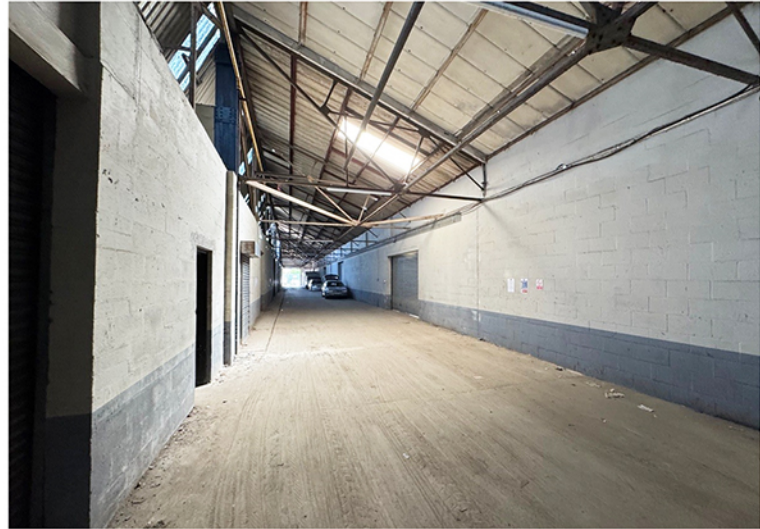
### VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

Caledonia House, Longford Avenue, Kilwinning

Unit	Date	Occupier	Use	Rent (pa)	Deposit	GIA (sqft)	Rate (psf)	Rateable Value
3&4	10/1/17	Auto Protekt Ltd	Workshop	£ 8,400	£ 700	9,569	0.88	£ 19,100
5	4/1/23	David Wardrop	Workshop	£ 12,000	£ 1,000	4,542	2.64	£ 12,200
6	2/10/26	Lee Smith	?	£ 4,800	£ 400	947	5.07	£ 2,400
7	2/27/25	Geovan Boreman	storage	£ -	£ -	24,208	-	£ 35,700
8		vacant	store	£ -	£ -	-	-	-
10	4/6/24	Chris Fisher	?	£ 6,000	£ 500	7,610	0.79	£ 13,000
11	7/14/23	Darren Reilly	Gym	£ 7,200	£ -	2,809	2.56	£ 7,000
12	8/1/09	Paul Marchetti	?	£ 2,400	£ 200	1,087	2.21	£ 2,850
14		vacant	store	£ -	£ -	1,055	-	£ 2,650
15	9/23/24	John Stevenson	Workshop	£ 6,000	£ 500	1,055	5.69	£ 2,650
18	4/5/23	Sean McIlroy	Gym	£ 4,800	£ -	2,616	1.83	£ 4,700
19	4/1/17	Tam Rafferty	Store	£ 4,800	£ -	2,583	1.86	£ 4,650
20		Elvis?	Workshop	£ 4,200		1,539	2.73	£ 2,700
20a		Vacant	store			1,066	-	£ 1,900
21	5/24/25	John Stevenson	Workshop	£ 9,000	£ 750	4,973	1.81	£ 11,200
21B	8/7/23	John Stevenson	Workshop	£ 6,000	£ 500	1,722	3.48	£ 3,950
21c	3/24/23	Cameron Mitchell	Caretaker	£ -	£ -	1,152	-	£ 3,800
22/22a	9/23/23	Liam Hillhouse	Bikers Club	£ 2,400	£ 200	624	3.85	£ 2,700
23		Vacant	Office			280	-	£ 1,200
	5/10/26	Amy Killin	Dog Run	£ 2,400	£ 200			
Various	3/21/23	Energize	Gym	£ 6,600	£ 550	4,241	1.56	£ 10,420



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### TSA Property Consultants

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude

### Property Misdescription 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.