



151 High Street, Irvine, KA12

Prime Location

- Busy Passing Trade
- Beautifully Presented
- 3,100sq ft
- Rent: £15,000p.a
- Sale: o/o £140,000

LOCATION

The property is situated on the west side of High Street, close to its junction with Bank Street in Irvine. High Street is a busy commercial trading street in Irvine Town Centre and a busy bus thoroughfare, with the property located a short distance north of Irvine Cross. There is public car parking nearby, including a car park to the rear of the property. Nearby occupiers include Bank of Scotland, Job Centre, Ladbrokes and Willim Hill, amongst others.

Irvine is located within the North Ayrshire region, around 32 miles south west of Glasgow. The town has a resident population of around 36,000 persons.

PROPERTY

The property forms a former Clydesdale Bank/Virgin Money property, contained over the ground floor of a three-storey building with offices on its upper floors. The property has direct rear access on to a public car park off West Road.

The property consists of front retail sales accommodation with counter and a series of private rooms and offices, extending into a rear extension of open plan sales/offices with additional private rooms, a kitchen, and toilets.

AREA

The property has been calculated to extend to the following net internal area:

288sqm (3,100sq ft)



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NAV/RV
£24,000

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000p.a

SALE
Our client is inviting offers in excess of £140,000 for their freehold interest

V.A.T.
Figures quoted exclusive of V.A.T.

E.P.C
Available on request

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



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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 under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

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 enquiries at the earliest opportunity.