



FOR SALE BY ONLINE AUCTION

**Auction Date: 10th
February 2025**

**Substantial commercial
premises**

Convenient town centre location

**Suitable for a variety of uses
subject to planning**

271.24 sq. m. (2,919 sq. ft.)

Guide Price: £130,000



WHAT 3 WORDS

24-26 EGLINTON STREET, IRVINE, KA12 8AS

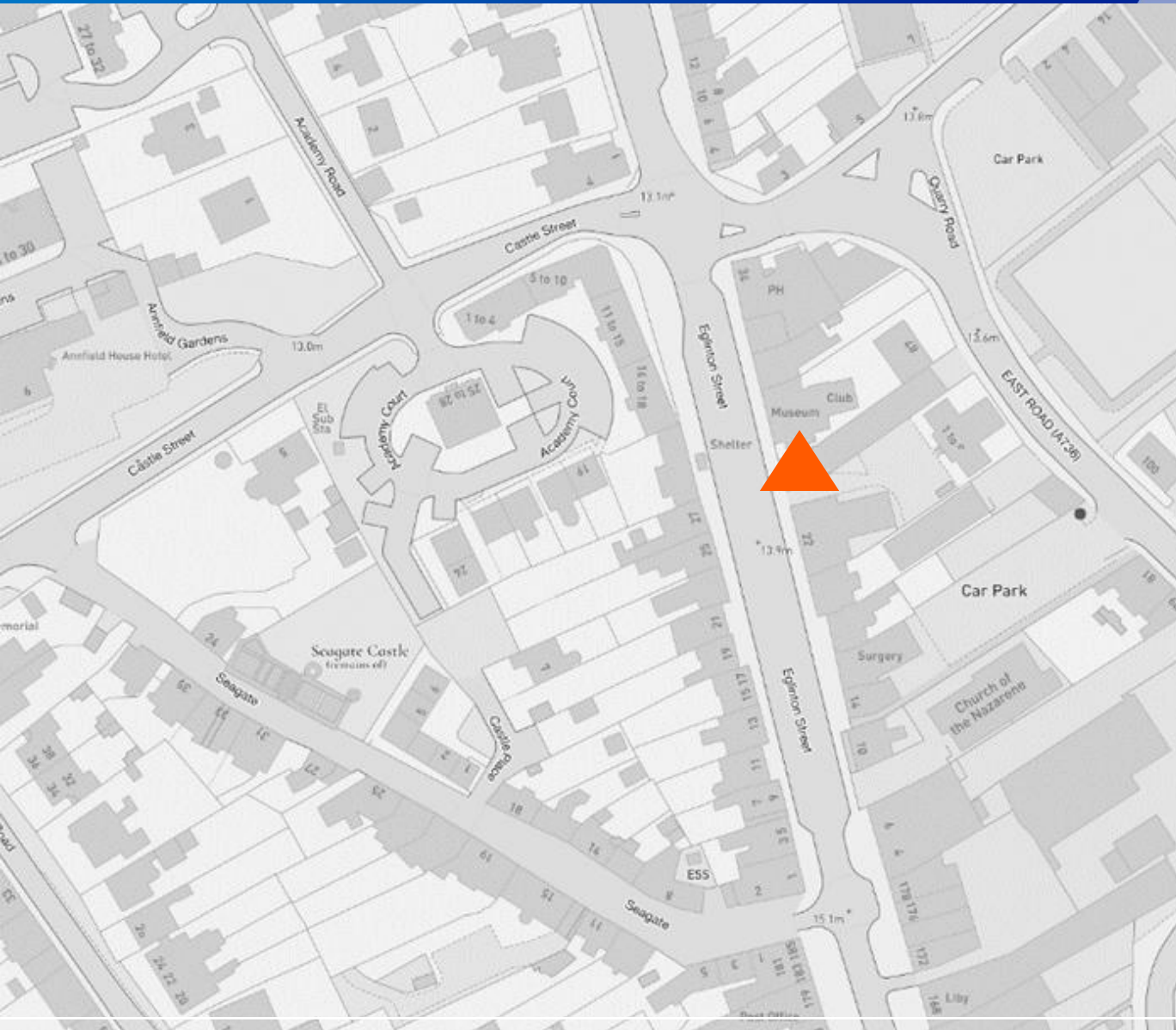
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

24-26 EGLINTON STREET, IRVINE



The subjects are set within the town of Irvine which is one of Scotland's New Towns set within the North Ayrshire Council area around 25 miles south west of Glasgow.

Irvine has a resident population of around 33,600 and has a wide range of services and facilities available within the town centre. It is the main shopping and administrative centre for the North Ayrshire Council area.

The town enjoys good road transport links via the A78 and A71, the latter accessing the A77/M77 at Kilmarnock. Irvine also benefits from being on the Ayr-Glasgow rail line.

The property is located on Eglinton Street immediately north of Irvine's prime retailing area on High Street, the subjects also have frontage to East Road at the rear.



FIND ON GOOGLE MAPS



Description

24-26 EGLINTON STREET, IRVINE



The subjects comprise a two-storey office building formed essentially in brick with substantial rear extension occupying a level deep plot with frontage to both Eglinton Street and East Road.

Internal accommodation comprises the following:

Ground Floor

- Main reception
- Partitioned meeting rooms, interview areas and classrooms

First Floor

- Private offices
- Kitchen/tea prep area
- WC and shower

There are two car parking spaces and delivery access available to the rear.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £24,000

	m ²	ft ²
Ground	170.50	1,835
First	100.74	1,084
Total	271.24	2,919

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

* Please note internal photos are historic and indicative only



Auction Date

The auction will be held on 10th February 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£130,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,083.33 plus VAT.

Legal Pack

Prospective purchasers are strongly advised to read the legal pack which contains information regarding the extent of the Title and drainage arrangements, this is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Arlene Wallace
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Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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