

ONLINE AUCTION

- > AUCTION DATE: 18TH APRIL 2024 AT 2:30PM
- > FORMER SUPPORTED LIVING UNIT
- > ATTRACTIVE RIVERSIDE LOCATION
- > SUITED TO RESIDENTIAL USE SUBJECT TO PLANNING
- > 326.26 SQ. M. (3,511 SQ. FT.)
- > GUIDE PRICE £165,000

FOR SALE

106 HARBOUR STREET, IRVINE, KA12 8PZ

CONTACT: www.shepherd.co.uk/commercial-auctions
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk 07720 466050 www.shepherd.co.uk

LOCATION

The subjects are located on the south side of Harbour Street with open views to the north over the River Irvine approximately 2 miles west of Irvine town centre. The area is primarily residential in nature with a mix of licensed and leisure trade uses in close proximity.

Irvine is the principal settlement in the North Ayrshire Council area with a resident population of around 33,200.

THE PROPERTY

The premises comprise a closed purpose built supported living unit which provides the following accommodation:

Ground Floor:

- > Hallway
- > Lounge
- > Office
- > Two Bedrooms
- > Kitchen
- > Utility Room

First Floor:

- > Hallway
- > Six Bedrooms
- > Bathroom
- > Shower Room
- > Store Rooms

106 HARBOUR STREET, IRVINE**Attic:**

- > Three Bedrooms
- > Shower Room
- > W.C.

PLANNING

The subjects comprise a former supported living unit and is suited to a variety of alternative uses subject to planning.

Interested parties are invited to make their own enquiries of North Ayrshire Council Planning Department.

RATING ASSESSMENT

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

RV £13,600

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

AREAS

ACCOMMODATION	SqM	SqFt
Ground	131.96	1,420
First Floor	122.21	1,315
Attic	72.09	776
TOTAL	326.26	3,511

The above areas have been calculated on a gross internal basis.

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AUCTION DATE

The auction will be held on 18th April 2024 and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and 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 heritable interest is for sale at a guide price of £165,000 exclusive of VAT.

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

There are no buyer's fees on this lot.

LEGAL PACK

The legal pack is available to view online

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

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.

CONTACT DETAILS**Local Office Contact**

Kevin N Bell BSc MRICS

22 Miller Road

Ayr, KA7 2AY

Tel: 07720 466050

kevin.bell@shepherd.co.uk

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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2024**