

FOR SALE

RETAIL AND SALON PREMISES

PROMINENT TOWN CENTRE
LOCATION

GROUND FLOOR RETAIL AND
UPPER FLOOR SALONS

POTENTIAL FOR ALTERNATIVE
USE SUBJECT TO PLANNING

141.12 SQ. M. (1,519 SQ. FT.)

OFFERS OVER £80,000



WHAT 3 WORDS

117-119 HIGH STREET, IRVINE, KA12 8AA

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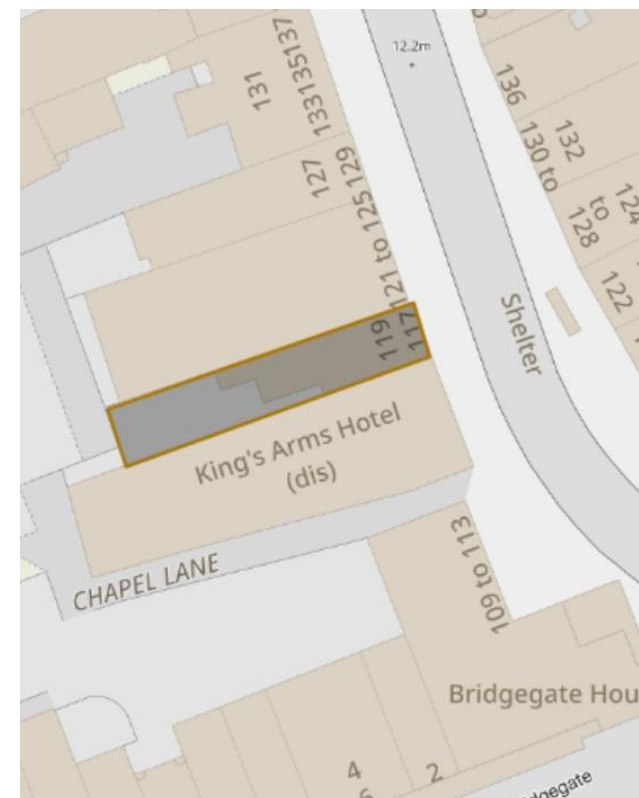
Location

117-119 HIGH STREET, IRVINE



The subjects are located on the west side of High Street close to its junctions with Bridgegate and Bank Street. Nearby occupiers include TSB, Semi Chem and Paddy Power.

Irvine is the principal settlement in the North Ayrshire Council area with a resident population of around 33,700 and is located around 25 miles south west of Glasgow.

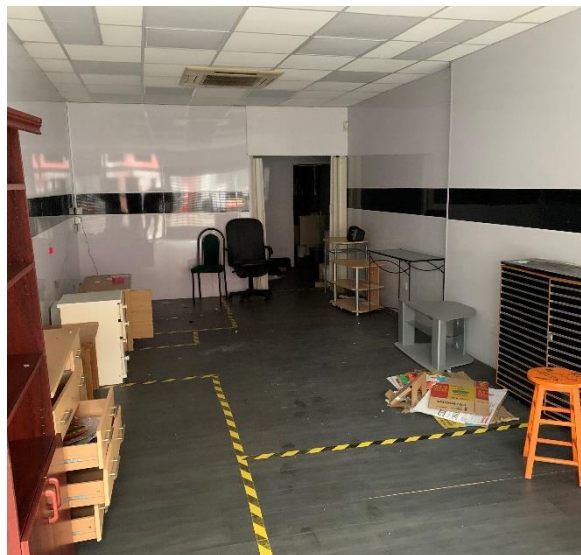


FIND ON GOOGLE MAPS



Description

117-119 HIGH STREET, IRVINE



Description

The subjects comprise a mid terrace two storey and attic building formed in stone and brick surmounted by a pitched and slate roof with two storey brick projections to the rear.

Internal accommodation comprises the following:

Ground – Retail

- > Retail Area
- > Storage/Tea Prep
- > Staff W.C.

First Floor – Salon

- > 4 x Salon Rooms
- > Staff W.C.

Attic – Salon

- > 2 x Salon Rooms

Accommodation

	m ²	ft ²
Ground	62.36	671
First	53.22	573
Attic	25.54	275
TOTAL	141.21	1,519

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



Price

Offers over **£80,000** are invited.

Planning

The subjects may be suitable for a variety of alternative uses including residential development.

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

Rateable Value

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

117 High Street RV £5,900

119 High Street RV £8,800

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

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

Get in Touch

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



Liam Loudon BA (Hons) MSc MRICS
Liam.loudon@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



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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