

# INVESTMENT FOR SALE

## Prominent Town Centre Building

Dedicated car parking in  
addition to plentiful public  
parking

Potential for part business rates  
remission

Located opposite Ayrshire  
College

161.20 Sq M/1,736 Sq Ft

Short term income of £26,500  
per annum plus VAT

Asking Price Offers Over  
£220,000 plus VAT



WHAT 3 WORDS

**3 OXENWARD, KILWINNING, KA13 6EH**

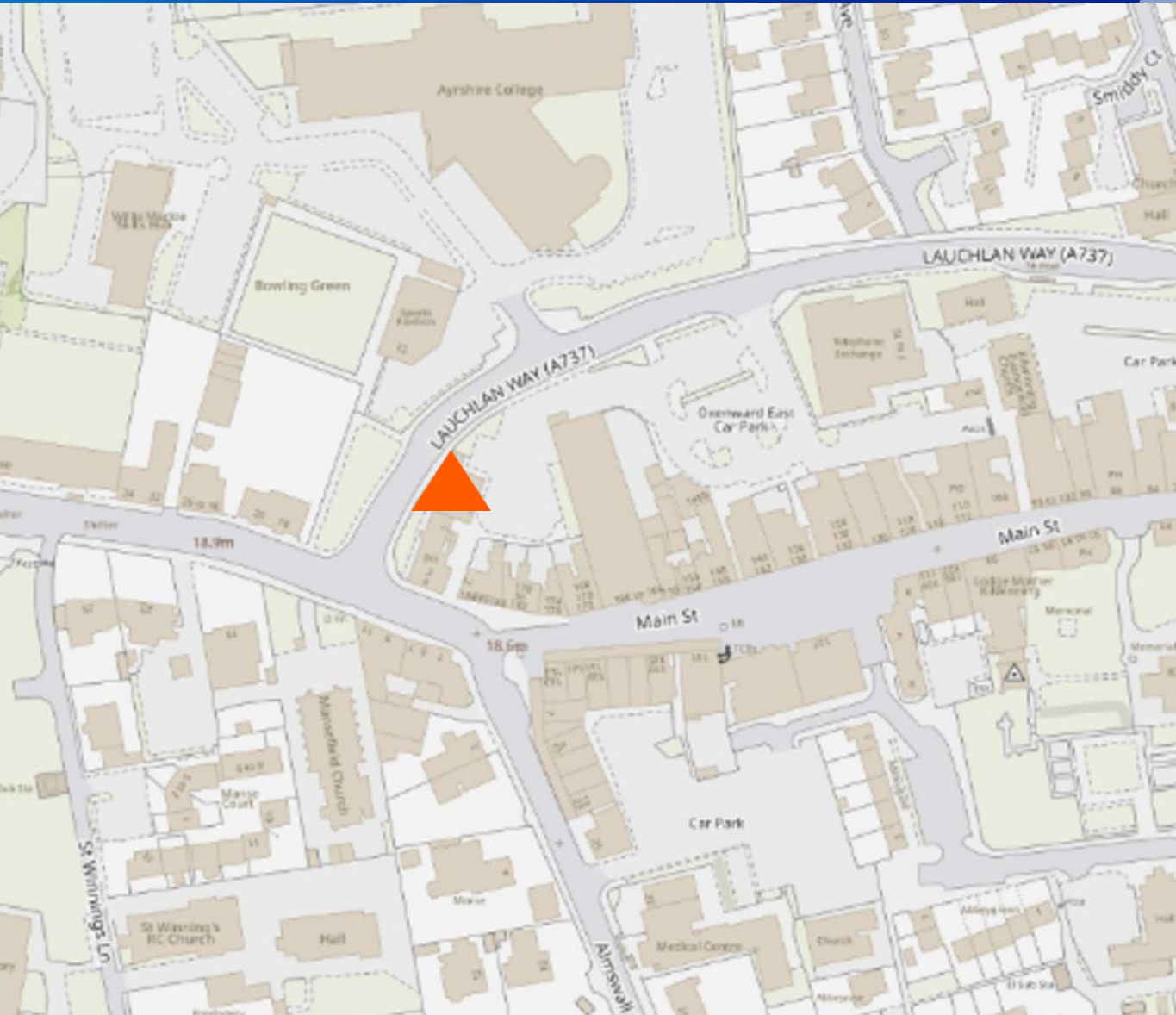
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# Location and Description

3 OXENWARD, KILWINNING



The subjects lie within the centre of the town of Kilwinning which lies in the North Ayrshire Council area immediately east of the A78 Ayr-Greenock trunk route and a short distance north of Irvine.

Kilwinning has a population of around 16,000 and the town centre enjoys a reasonable range of services and facilities, Irvine to the south has a population of 33,000 is however the main shopping and administrative centre for the Council area as a whole.

The subjects are located on Oxenward Road which is set at the junction of Howgate and Main Street within Kilwinning town centre.

Nearby occupiers include Ayrshire College, Co-op and The Corner House Bar & Restaurant.



FIND ON GOOGLE MAPS



# Description

3 OXENWARD, KILWINNING

## DESCRIPTION

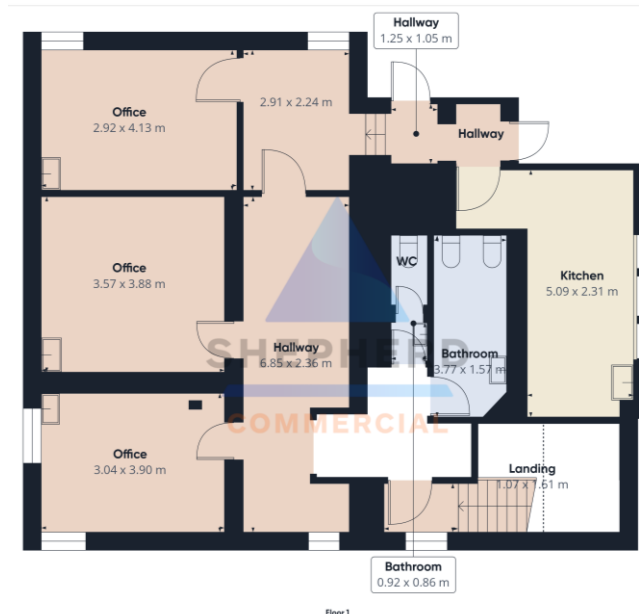
The subjects comprise a prominent semi-detached two storey property with rear extension formed in a combination of stone and brick walls with a pitched roof clad in slate.

The internal accommodation comprises the following:-

**Ground Floor** – Vestibule, Reception Area, Waiting Room, Four Consulting Rooms and WC.

**First Floor** – Three Consulting Rooms, Waiting Area, Kitchen/Staff Room and WC's.

We are informed there are 3 dedicated parking spaces adjacent to the property, with plentiful further parking available within the surrounding public car parks.



	m <sup>2</sup>	ft <sup>2</sup>
Ground	96.73	1,042
First	64.47	694
Total	161.20	1,736

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).



## Lease

The property is let to a local medical practice with the current lease operating under tacit relocation until November 2025 generating income of £26,500 per annum plus VAT.

Should the tenants not extend for a further period the vendor is willing to guarantee the rent for a period of one year should the tenants vacate in November 2025. A copy of the lease information is available upon request.

## Price

Offers over **£220,000 plus VAT**.

## Planning

We assume the subjects benefit from Class 1A consent in terms of The Town and Country Planning (Use Classes) (Scotland) Order 1997, as amended.

## Rateable Value

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

RV £12,500.

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

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

The property is elected for VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

## Viewings

The medical practice operates from the property and therefore all viewings are strictly by appointment with the selling agents.

## Get in Touch

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



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**Shepherd Chartered Surveyors**

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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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