

TO LET
CHURCH BUILDING



**Kirk House, 4 Kirkland Road,
Kilbirnie, KA25 6HY**

- Rarely available church building
- Prominent position on Kirkland Road
- Suitable for a variety of uses
- The building extends to approx. 192.12 sq.m. (2,068 sq.ft.)
- Site area extends to approx. 0.269 acres
- Potential for rates exemption, subject to status
- VAT free
- Rental offers over £17,500

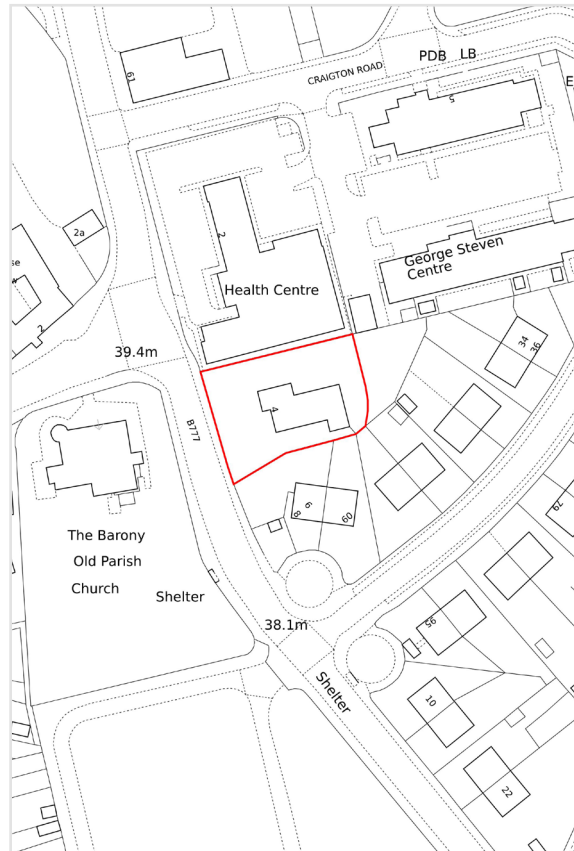
LOCATION

Kilbirnie is situated in the Garnock Valley of North Ayrshire which has a resident population of approximately 7,642 persons (census 2011). The property is situated approximately five miles north east of Dalry, 14 miles south of Paisley, 14 miles north of Irvine and 24 miles south west of Glasgow.

Kilbirnie lies on the A760 Largs to Lochwinnoch road and has access to the A737 which runs through the nearby town of Beith and connects with Paisley to the north and Irvine to the south.

Public transport is provided by bus services and there is a railway station within Glengarnock which is situated approximately one mile to the south and Lochwinnoch which is situated approximately three miles to the north east.

More specifically, the subjects are located on the north side of Kirkland Road at its junction with Holmhead to the north and Dalry Road to the west. Surrounding occupiers include Boots and Kilbirnie Health Centre.



DESCRIPTION

The property comprises a detached building arranged over two-storeys.

The structure is constructed from a combination of stone and brick, rendered externally, and is surmounted by a pitched slate roof. Several subsequent extensions have been added, predominantly of brick construction with rendered and painted finishes and generally incorporating a mix of slate and bitumen felt-covered roofs.

Multiple access and egress points are provided around the building, which may offer flexibility for future occupiers seeking to subdivide the accommodation into two separate units, subject to obtaining the necessary local authority consents.

Internally, the accommodation is split into several areas. The main building comprises an entrance vestibule (stairs leading to the upper floor), main hall area, fitted kitchen/tea prep area, and WC facilities. The upper floor comprises office/storage accommodation.

The building represents a fantastic opportunity for conversion to alternative uses (nursery, veterinary practice, licensed/leisure use), subject to planning. On the other hand, the current buildings could be used in their existing form by a religious organisation, sports club, dance hall etc.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

Ground:	149.74 sq.m.	1,612 sq.ft.
Basement:	42.38 sq.m.	456 sq.ft.
Total Area:	192.12 sq.m.	2,068 sq.ft.

The entire site has been measured to extend to approximately 0.269 acres.

LEASE TERMS

The premises are offered on a long-term Full Repairing and Insuring lease incorporating regular rent reviews.





RENT

Our clients are seeking offers over £17,500.

RATING ASSESSMENT

The current Rateable Value is £8,600.

At this level of rating assessment, the property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

PLANNING

Any planning queries should be directed to North Ayrshire Council.

EPC

An EPC has been carried out for the property and is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

To arrange a viewing please contact:



RYAN FARRELLY

Director

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. Date Published: October 2026

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