# TO LET
## OFFICE

GRAHAM SIBBALD




**13 The Cross, Dalry, KA24 5AW**

- Rental quoted inclusive of electricity, gas, water and broadband
- Common kitchen, WC and shower facilities available
- Potential for 100% rates relief
- Public parking available nearby

## LOCATION

Dalry is located approximately 17 miles south-west of Paisley and nine miles north of Irvine. The A739 connects Dalry to Paisley, which in turn gives access to the M8 motorway. The town is well-served by public transport by means of road and rail.

The subject property is located within the centre of Dalry on the east side of New Street between the junctions of Courthill Street and Townend Street.

There is public car parking within the immediate vicinity.

Surrounding occupiers are mainly commercial in nature and include J&J McCosh, Dalry Post Office and Gallagher Pharmacy.




## DESCRIPTION

The subjects comprise a first-floor business centre within a two-storey and attic building of traditional sandstone construction surmounted by a pitched and slated roof while secondary glazing has recently been installed throughout.

The property is accessed via a secure door entry system on the ground floor, providing access to the common stairwell leading to the first floor.

There are suites of varying sizes available with common access to the recently refurbished kitchen, WC and shower room.

Heating is provided by a newly-installed combination gas boiler, while the electrics have also been recently upgraded.

The property has retained its traditional features, including tall ceiling heights and traditional skirtings and facings.

## ACCOMMODATION

| | | |
|---|---|---|
| First Floor Suite 1 | 218 Sq Ft | 20.25 Sq M |
| First Floor Suite 2 | 321 Sq Ft | 29.82 Sq M |
| **Total** | **539 Sq Ft** | **50.07 Sq M** |





## VAT
The rental price quoted is exclusive of VAT.

VAT is not currently payable upon the rental price and any other charges.

## ENERGY PERFORMANCE CERTIFICATE
Certificate available on request.

## QUOTING RENT
Offices from £105 per week on an all-inclusive basis.

## TENURE
Leasehold, available on a flexible basis.

## LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.

## RATEABLE VALUE
Individual suites will be required to be reassessed, however we assume each suite will benefit from the potential for 100% rates relief.

The current Uniform Business Rate for the financial year 2026/27 is 48.1p per pound of Rateable Value excluding water and sewerage charges.




**To arrange a viewing please contact:**



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