

DM HALL

For Sale

Town Centre Office
Investment, Irvine

16 Eglinton Street,
Irvine, KA12 8AS



1,550 sq ft
(144 sq m)

- Prominent position in Irvine town centre
- Townhouse offices utilised as a tattoo parlour
- Net internal floor area 144 sqm (1,550 sqft)
- 100% rates relief available
- Let at £13,000pa until May 2027
- Offers over £99,000 are invited
- Net yield 12.9%

DESCRIPTION

16 Eglinton Street, is a self-contained two storey office traditional townhouse building that has a single storey extension to its rear and is self-contained. The building has been split to form a reception area and store in the front ground area, extending through to another open plan reception area, two private rooms, a seating area and a toilet. The first floor has three private rooms.

The property offers the following net internal floor areas:

Ground Floor: 105 sqm (1,130 sqft)

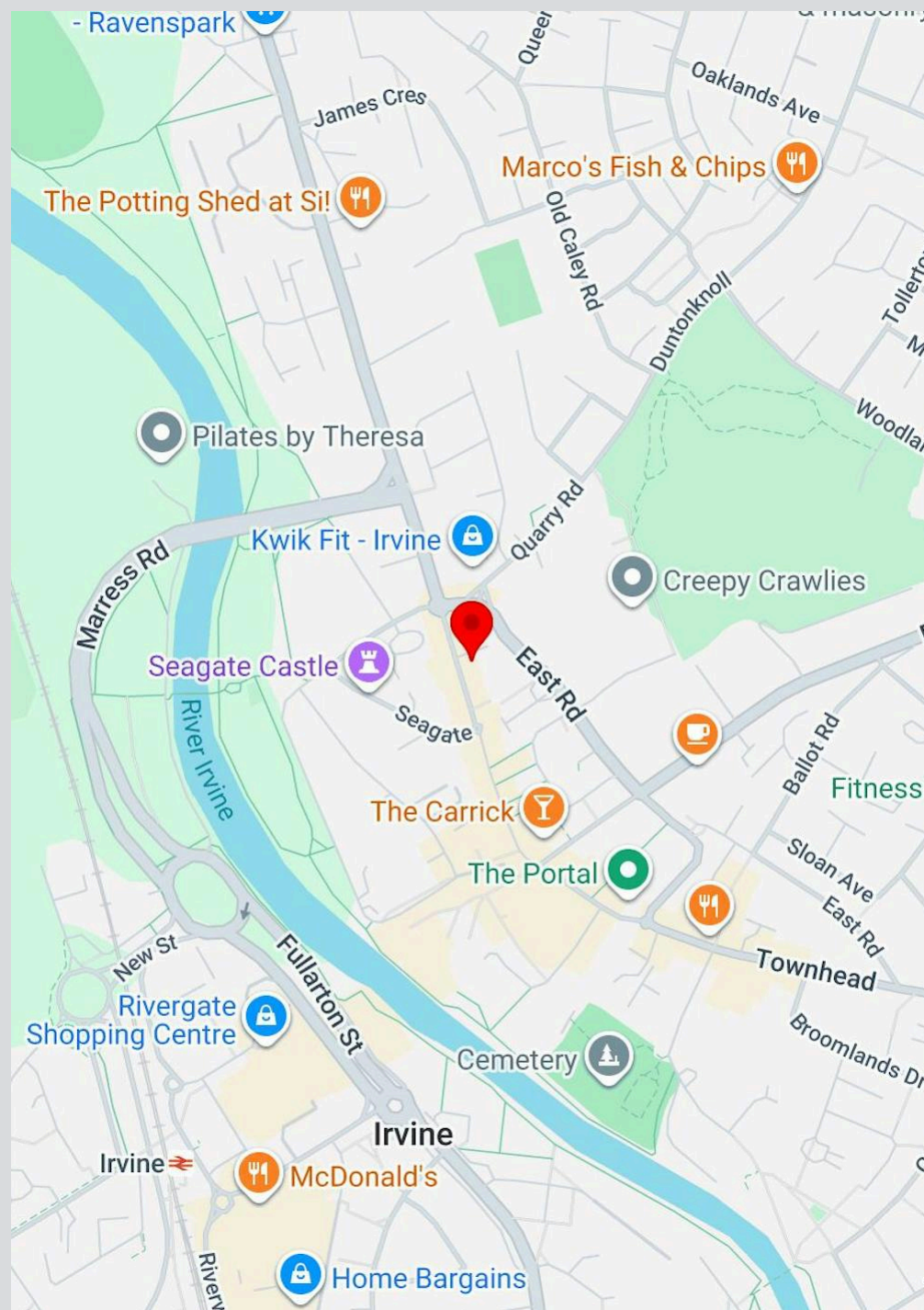
First Floor: 39 sqm (420 sqft)

Total 144 sqm (1,550 sqft)

The rateable value is £11,400 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

The property is occupied as a tattoo studio and is leased to private individuals until 7th May 2027. The passing rent is £13,000 per annum.

Offers over £99,000 per annum are invited, which would provide a net initial yield of 12.9%.



LOCATION

Eglinton Street is a mixed-use locality in Irvine town centre, with the street forming one of the main thoroughfares in the town, extending on to High Street. Nearby occupiers are mainly from the professional, wellbeing, service and food sectors. There is on-street parking, together with free public parking to the rear of the property.

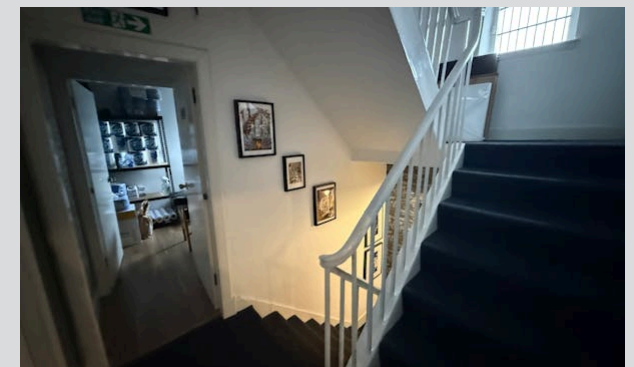
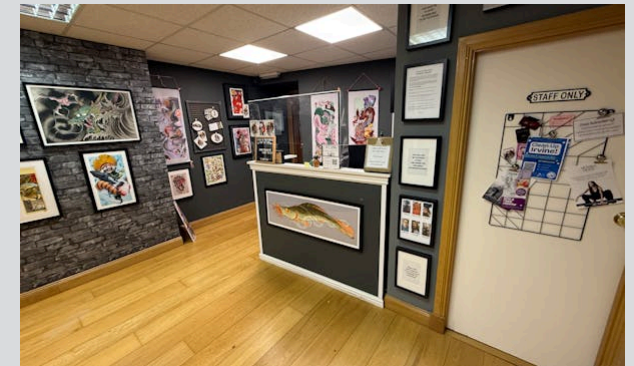
Irvine is in North Ayrshire and is the administrative capital for the region, with a population of around 36,000 persons. The town lies around 30 miles southwest of Glasgow and lies at the convergence of the A78, A71 and A737 road routes. Irvine railway station, which is a 10 minute walk from the property, offers regular and fast services to Ayr and Glasgow.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party to bear their own costs



PRICE

Offers in excess of £99,000

NON-DOMESTIC RATES

Rateable Value: £11,400

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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Make an enquiry

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