Office, Retail, Studio / Workshop

TO LET / FOR SALE

TSA Property Consultants



24-26 Eglinton Street, Irvine, KA12 8AS

Office / Retail / Studio / Workshop To Let or For Sale, Irvine

Summary

Tenure	To Let / For Sale
Available Size	2,865 sq ft / 266.17 sq m
Rent	£14,000 per annum
Price	£100,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Prominent Roadside Position
- Retail / Office / Workshop
- Ground & 1st Floor
- Rent: o/o £14,000p.a
- Dedicated Car Parking
- Hot Food Consent Granted
- 2,865sq ft
- Price: o/o £100,000

24-26 Eglinton Street, Irvine, KA12 8AS

Summary

Available Size	2,865 sq ft
Rent	£14,000 per annum
Price	£100,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises a 2 storey development with single storey extension to the rear of traditional construction. Offering dual display windows flanking a single door entrance, the property benefits from a prominent roadside position on a very busy thoroughfare. The property benefits from Class 2 consent with the existing tenant having been in-situ for a number of years.

Internally the property forms main reception area, with partitions erected to create class rooms and individual meeting rooms at both ground and first floors with tea prep and w.c facilities available at both floors. The property benefits from rear loading and access via East Road.

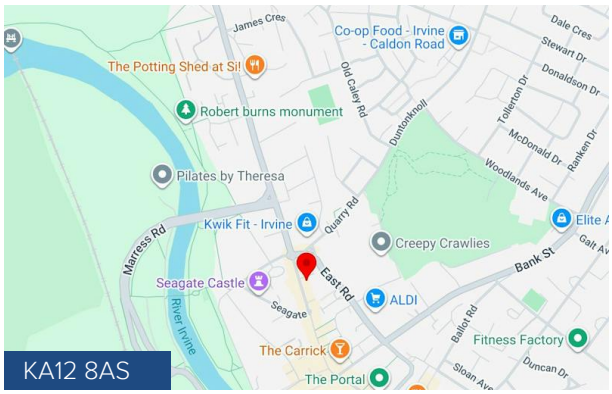
Location

Prominent Roadside Position
Dedicated Car Parking
Retail / Office / Workshop
Ground & 1st Floor
2,865sq ft
Rent: £14,000p.a
Price: o/o £125,000

Location

The property is situated on the east side of Eglinton Street, south of its junctions with Burns Street, Castle Street and East Road within the Ayrshire town of Irvine.

Irvine lies 30 miles south west of Glasgow, 15 miles north of Ayr and is the principle town in North Ayrshire with a population of over 34,000 persons and a catchment of over 135,000 persons. The town lies at the convergence of the A78, A737, A767, and A71 road routes providing road access to Greenock, Ayr, Kilmarnock and Glasgow. Prestwick Airport is located 7 miles south of the town. Neighbouring occupiers include R&M Hair, Kwik Fit, Irvine Cycles and Irvine Bowling Club.



Viewing & Further Information

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TSA Property Consultants

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TO LET / FOR SALE

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24-26 Eglinton Street, Irvine, KA12 8AS

Town Centre Commercial Premises

- Prominent Roadside Position
- Dedicated Car Parking
- Retail / Office / Workshop
- Ground & 1st Floor
- 2,865sq ft
- Rent: o/o £18,000p.a
- Price: o/o £150,000

LOCATION
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PROPERTY
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AREA
The property extends to the following net internal floor areas;

Ground: 163.96sqm (1,765sq ft)
1st: 102.2sqm (1,100sq ft)
Total: 266.16sqm (2,865sq ft)

TO LET / FOR SALE

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Town Centre Commercial Premises

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £18,000p.a

SALE
The property is available on a freehold basis for o/o £150,000

V.A.T.
Figures quoted are exclusive of V.A.T.

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal course incurred in the transaction

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Town Centre Commercial Premises

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.