



FOR SALE

INVESTMENT/DEVELOPMENT OPPORTUNITY

3-5 WEST MAIN STREET & 8-9 HASTINGS SQUARE,
DARVEL, KA17 0DT

Prominent, central position in Darvel Town Centre

Category B listed mixed retail, office and workshop property

Gross Internal Area 297.66 sq.m. (3,204 sq.ft.) across two floors

Current income totalling £8,160 per annum

Potential for asset management & development

Price – offers over £85,000 are invited

LOCATION

West Main Street forms part of the arterial A71 route running through Darvel Town Centre, with the property occupying a prominent corner position at its junction with Hastings Square, an established commercial trading location.

Darvel is located within the East Ayrshire region, around 10 miles east of Kilmarnock via the A71, which extends east to Strathaven (11 miles), the M74 and onwards to Edinburgh. The town has a population of around 3,400 residents.

DESCRIPTION

The mixed retail office and workshop property at West Main Street/Hastings Square, consists of a category B listed, two storey end terraced 'townhouse style' block built in 1860 of stone and slate construction.

3-5 WEST MAIN STREET

A prominent retail unit with glazed return frontage, occupied by established funeral director, Thomas McKellar & Sons. The shop is well presented with a main sales area, a waiting room, store and a toilet.

8-9 HASTINGS SQUARE

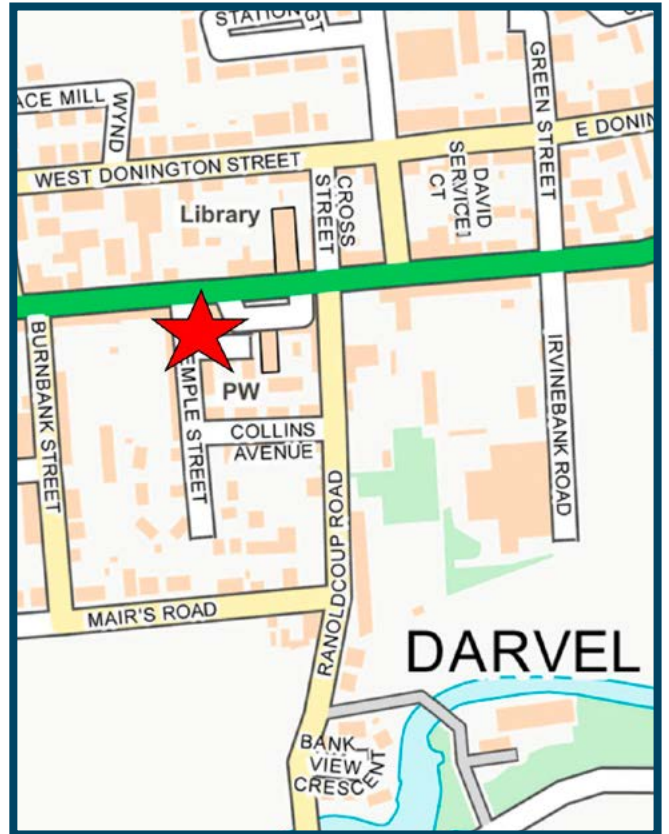
A ground and first floor 'townhouse' style workshop and office, linking internally to additional storage/workshop space at no 9 Hastings Square.

9A HASTINGS SQUARE

First floor offices comprising of two main rooms, two smaller rooms/stores, a private office, and a toilet, currently occupied by Dillon Bookkeepers.

9 B/C HASTINGS SQUARE

Two private rooms/offices, vacant at present, accessed off a communal hallway and with shared toilet facilities.



Address	Occupier	GIA (sqm)	GIA (sqft)	Rent (pa)
8a Hastings Square	Vacant Workshop/Store (G& 1st)	90.30	972	
9 Hastings Square	Vacant Workshop/Store (G)	37.35	402	
9a Hastings Square	Dillon Bookkeeping (1st)	72.74	783	
9b/c Hastings Square	Vacant offices (1st)	48.59	523	
3-5 West Main Street	Thomas McKellar & Sons (G)	48.68	524	
TOTAL:		297.66	3,204	£8,160 per annum

RATING

The building has a variety of rateable values, all of which qualify for 100% rates relief via the Small Bonus Scheme, subject to occupier status.

TENANCIES

The occupied areas of the building are on informal, annual rolling terms and the current rent received total £8,160 per annum.

DATE OF PUBLICATION
February 2024

REFERENCE
WSA2291

PRICE

Offers over £85,000 are invited for our clients heritable interest with opportunities for asset management and potential residential development, subject to planning.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

Anthony Zdanowicz
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