

DM HALL

For Sale May Let



**Lodge Premises
With Development
Potential**

**22-28 Newton
Street, Kilbirnie,
KA25 6HN**

**420 sq m
(4,520 sq ft)**

Property Details

- Prominent position close to Kilbirnie Town Centre
- Lodge premises capable of sub-division
- Development potential, subject to planning
- Gross floor area of 420 sqm (4,520 sqft)
- 100% Rates relief available
- Price — offers over £100,000 are invited

Location

Newton Street is the main road in Kilbirnie, with the town centre area a short distance north of the property. The locality is mixed commercial and residential in its nature with a Job Centre and a Salvation Army Hall located nearby.

Kilbirnie is located in the North Ayrshire region, around 23 miles southwest of Glasgow, accessed via the A737 and M8. The town has a population of around 7,500 persons.

Description

22-28 Newton Street is a Masonic Lodge premises consisting of a two-storey main building and a single storey, cottage style side extension and a rear car park.

The buildings are rectangular in shape and consist of a function suite with separate lounges, a kitchen, toilets and the ancillary rooms, with the lodge temple located on the first floor plus some additional rooms and toilet.

Indicative layout plans are provided.



Property Details

Rating

The rateable value is £5,800 and the building qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

Price/Rent

Offers over £100,000 are invited for our client's heritable interest and consideration may be given to sub-division.

The property may be available for rent and details are available upon request.

Legal Costs

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

EPC

EPC available upon request.



Make an enquiry

Anthony.Zdanowicz@dmhall.co.uk
07768 031 297

DM Hall Commercial Department
15 Miller Road
Ayr, KA7 2AX

01292 268055

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.