

DM HALL

For Sale

Lodge Premises
With Development
Potential

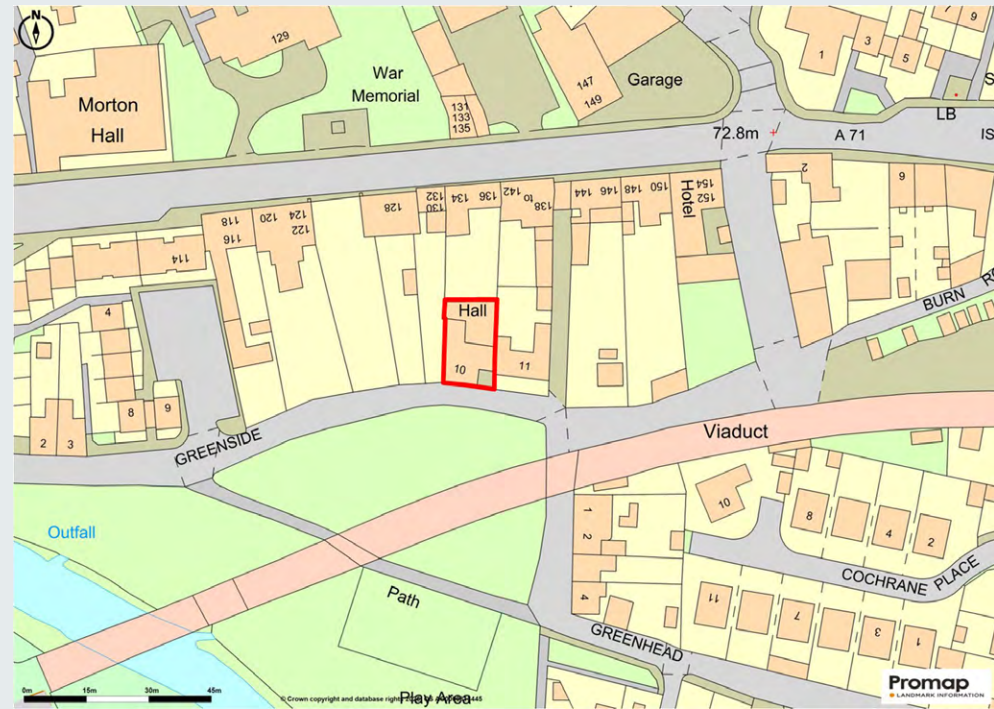
10 Greenside,
Newmilns,
KA16 9AU



293 sq m
(3,154 sq ft)

Property Details

- Located close to Newmilns town centre.
- Semi-detached lodge premises.
- Gross internal area 293 sqm (3,154 sqft) over two floors.
- Potential for alternative uses and development.
- Offers over £75,000 are invited.



LOCATION

Greenside is a mixed commercial and residential locality to the south east of Newmilns town centre, with the property lying close to the junction with Greenhead and Burn Road. The property has open outlooks on to an area of greenery and a former railway viaduct. The property is located within a conservation area.

Newmilns is in the East Ayrshire region, around 7 miles east of Kilmarnock and 26 miles south of Glasgow. The A71 road route runs through the town with the M77 around 7 miles north of the town.

DESCRIPTION

10 Greenside is a lodge premises of traditional construction, occupying a semi-detached position and contained over two floors.

The property has an entrance hallway on to Greenside, leading to a Lounge bar and a function suite with associating toilets, bar and a kitchen at ground floor level. The first floor contains the lodge temple, an office and stores. Indicative floorplans are provided.



Property Details

The property has potential for alternative uses and redevelopment, subject to the necessary consents.

FLOOR AREA

The property extends to the following gross internal floor areas:

Floor	sq m	sq ft
Ground	194	2,088
First	99	1,066
Total	293	3,154

RATING

The rateable value is £13,300 and the property qualifies for 50% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £75,000 are invited for the property.

EPC

An EPC is available upon application.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the agent.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Property Details



Make an enquiry

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