

DM HALL

For Sale

Offices with
Development
Potential

2 School Wynd,
Kilbirnie,
KA25 7AY



208 sq m
(2,239 sq ft)

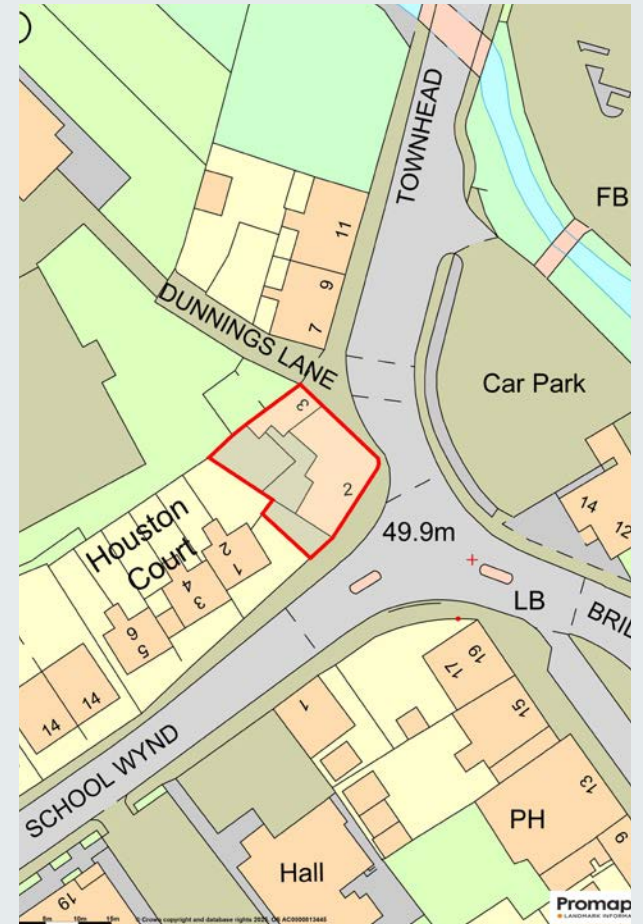
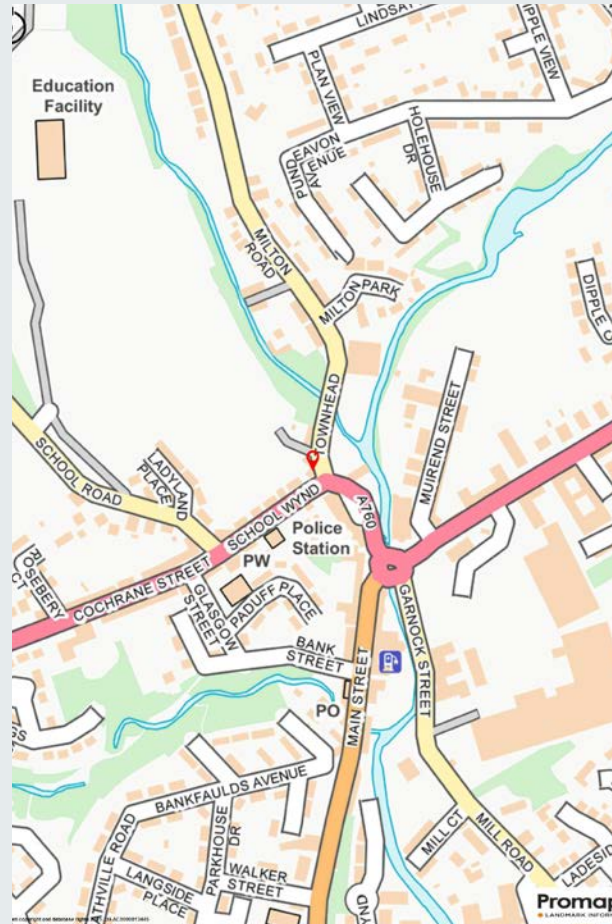
Property Details

- Prominent corner roadside position in Kilbirnie town centre
- Traditional style offices and a shop in attractive B listed building
- Part income producing, with rent of £10,800per annum
- Total net internal area 208 sqm (2,239 sqft)
- 100% rates relief
- Potential for other uses, subject to consent
- Offers over £110,000

LOCATION

School Wynd is a main road route in Kilbirnie forming part of the A760 which extends 10 miles west to Largs. The property occupies a prominent corner position at the School Wynd junction with Townhead and Bridge Street in Kilbirnie town centre, with a public car park located opposite and a Tesco supermarket located nearby.

Kilbirnie is in the North Ayrshire region and is a town with a population of around 7,000 persons. The town lies around 14 miles southwest of Paisley and 23 miles from Glasgow. Regular rail services to Glasgow, Largs and Ayr are available from the nearby village of Glengarnock.



Property Details

DESCRIPTION

2 School Wynd, is a category B listed corner positioned office and retail property occupying return frontages on to School Wynd and Townhead, overlooking a public car park. The building is over two floors and is of stone and slate construction with sash and casement windows.

The property contains traditional cellular style office accommodation over its two floors, split across four suites having six private rooms at ground floor level and a further seven room son the first floor, with shared toilet facilities. The building also has a single fronted retail unit looking on to Townhead. Floorplans are available upon request.

There is a rear garden area with outbuildings stores and a parking are with gate access to the able elevation.

The property is ideal for commercial multiple occupancy use and has potential for development into residential accommodation, subject to obtaining the necessary consents.

FLOOR AREA

The property extends to the following net internal floor areas:

Floor	sq m	sq ft
Ground Floor Offices	80	861
Ground Floor Shop	18	194
First Floor Offices	110	1,184
Total	208	2,239

RATING

The building has several rateable values with a combined rateable value of £8,100, each of which qualifies for 100% rates relief via the Small Business Bous Scheme, subject to occupier status.



Property Details

TENANCIES

There are two tenancies in tow of the four suites, which subject to rolling informal agreements at a combined rent of £900 per month (£10,800 per annum).

PRICE

Offers over £110,000 are invited for our client's heritable interest in 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

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Make an enquiry

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DM HALL



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RICS

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