

34 EGLINTON STREET, BEITH, KA15 1AQ

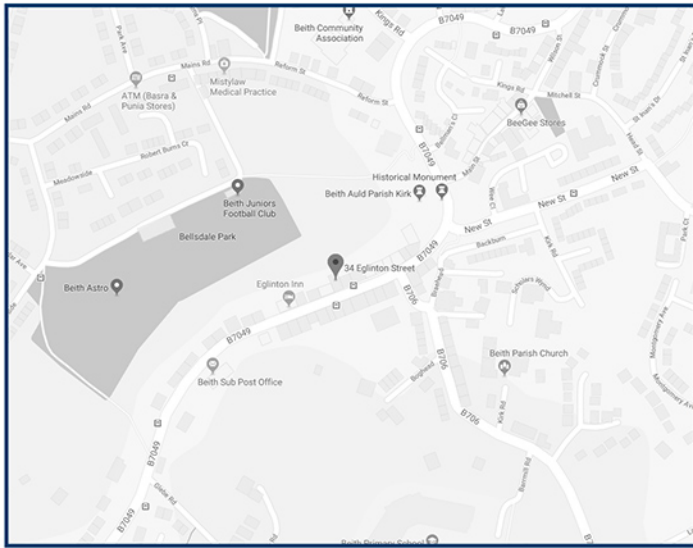


PROMINENT RETAIL / OFFICE

The subjects are located on the north side of Eglinton Street B7049, a short distance to the west of the junction with New Street, within the town centre of Beith.

The town has a population of approximately 6,400 people and is situated within North Ayrshire, approximately 5 miles to the north of Dalry and 12 miles south of Paisley.

- Prime Ground & 1st Floor In Town Centre
- 1,300sq ft
- £10,000per annum
- Class 2 Consent
- Excellent Office / Retail Space*
- Rates Exempt



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Subjects

The subjects comprise a 2 storey stone built former bank occupying ground, 1st and attic floors overlaid by a pitched slate roof.

The subjects benefit from an aluminium glazed frontage with the front door having automatic disabled entry system.

Internally the subjects benefit from main customer area leading to a main counter and private meeting room with staff area to the rear.

1st & attic floors are accessed via single timber staircase situated to the rear of the demise offering ample storage, kitchen facilities with male and female w.c's.

AREA

The subjects have been measured on a Net Internal Area basis to offer the following accommodation;

Ground: 74.81sqm (805sq ft)

1st: 45.96sqm (495sq ft)

Total: 120.77sqm (1,300sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with a valuation effective 01/04/2017 of:£5,000

We understand the subjects benefit from 100% rates exemption subject to application.

Proposal

The subjects are available on a new full repairing and insuring lease for a negotiable term for £10,000per annum. Our client is inviting offers for their freehold interest in the subjects.

V.A.T.

The subjects have not been elected for V.A.T.

E.P.C.

Available upon request N.B. *Subject to Planning

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