

## To Let – 11 Glasgow Street Ardrossan KA22 8EP

[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)

☎ 01294 324888

[landandproperty@north-ayrshire.gov.uk](mailto:landandproperty@north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



### Retail Unit

11 Glasgow Road  
Ardrossan  
KA22 8EP

Ref:- G2004398

Rent :- £12,000 per annum

GIA: 148.92 m2 (1,603 ft2)  
approximately

For further information or to arrange a viewing

Please contact us: ☎ 01294 324888

### Location and Description

The subjects are situated centrally within Ardrossan, on Glasgow Street, the principal retail street and main access road to the ferry terminal. The property comprises of a purpose built retail unit with parking available on street and directly behind the unit.

- **A main thoroughfare leading to the ferry terminal (circa 841,000 passengers passing annually)**
- **Class 2 planning consent (financial, professional services office)**
- **May qualify for 100% business rates relief**
- **Convenient parking**
- **Set up internally as an open plan office with meeting rooms**

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## Accommodation

The property had been previously utilised as a housing office and is finished internally as an open plan office with meeting rooms and W/C facilities. The property benefits from both mains gas and electricity and has delivery access to the rear, directly off a car parking area.

## Services

It is understood that all mains water, sewerage, electricity are available.

## Business Rates

The Rateable Value is £9,700 as listed on the [Scottish Assessors' Association](http://www.scotassessors.org.uk) website.

The Uniform Business Rate (UBR) for the financial year 2019/2020 is 49p excluding water and sewerage charges.

[Click here](#) for Business Rates information.

This property may be eligible for 100% business rates relief, subject to the terms of the [Small Business Bonus Scheme](#).

## Lease Terms

The property is available to lease on full repairing and insuring terms for a period to be agreed.

Offers in excess of £12,000 per annum exclusive are invited

## VAT

The price quoted is exclusive of Value Added Tax.

## Energy Performance Certificate (EPC)

The Energy Performance Certificate for this property is F

## Planning

11 Glasgow Street is in an area zoned as town centre. The subjects have previously been used for public service office (class 2).

Interested parties should consult with the planning team if they are concerned whether their intended use conforms to current planning policy. [eplanning@north-ayrshire.gov.uk](mailto:eplanning@north-ayrshire.gov.uk) or ☎ 01294 324319

## Legal Costs

The incoming tenant will be responsible for meeting the landlord's Legal and Estates fees in connection with the granting of the new lease including any Stamp Duty Land Tax and Registration Dues.

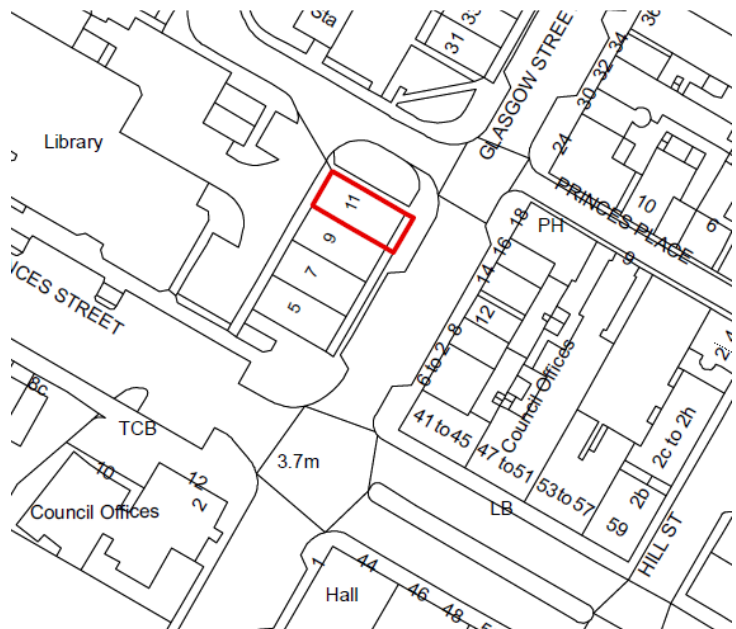
## Viewing

North Ayrshire Council - Estates Section

Cunninghame House

IRVINE KA12 8EE

01294 324888



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