For further information or to arrange a viewing
Please contact us: ☎ 01294 324888
These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent’s or other fees.
Description
The offices are located on the first floor of a detached 2 storey building above 2 retail units on the ground floor. The property was historically converted from residential to offices. The building is of traditional construction under a pitched and slated roof with single pane timber sash & case windows, and gas fired radiators throughout. Accessed via a main door from the lane, the accommodation comprises two offices, kitchen and cloakroom.

Services
The property benefits from mains supply of water, electricity and drainage. Prospective purchasers should make their own enquiries to ensure that utilities and services are sufficient for their needs.

Site
We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the approximate site areas to be as follows:

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Area (m² or sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Internal Area</td>
<td>57.07 (614)</td>
</tr>
<tr>
<td>IPMS 3- Office</td>
<td>57.07 (614)</td>
</tr>
</tbody>
</table>

Tenure
The heritable interest is offered for sale.

Price
Offers in the region of £35,000 are invited. Offers must be submitted in standard Scottish Legal format. In the event of a closing date offers should be submitted via a tender envelop. For the avoidance of doubt, the property is to be sold as seen.

Energy Performance Certificate
The property has an energy rating of B.

Planning
The site appears in the Local Development Plan as zoned for commercial and residential use. Subject to planning permission, the property would be well suited for residential conversion. 17 Bank Street is in an area zoned as town centre and is within the Irvine Town Centre Conservation Area.

Interested parties should make their own enquiries with North Ayrshire Council, Planning Department at eplanning@north-ayrshire.gov.uk or ☎ 01294 324319

VAT
The subjects are not elected for VAT. Hence VAT will not be payable on the purchase price.

Legal Costs
The successful purchaser will be responsible for meeting North Ayrshire Council’s Legal and Estates fees calculated at 1.5% of the purchase price subject to a minimum of £1,000. Fees must be paid by the purchaser on or prior to any date of entry agreed between the purchaser and North Ayrshire Council.

Viewing
The property is currently vacant. All viewings are to be arranged via North Ayrshire Council’s Estates Department on 01294 324888.

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