

FOR SALE

Office Premises

Estates Section - Property Management & Investment
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE
www.north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



Office Premises

93 Princes Street
ARDROSSAN, KA22 8DQ

Ref:- G2230312

Price: Offers Over £195,000 are invited

For further information or to arrange a viewing

Please contact us: ☎ 01294 324888

Location and Description

The subjects are situated within Ardrossan Town Centre, on the northern side of the B780, Princes Street. The detached property is bounded to the north by Church Place. The property sits within a key regeneration area and is well placed for local amenities, public transport services and the Arran Ferry.

The premises comprise a two storey Category B listed former bank building which was originally constructed in the mid-19th Century. A two storey rear extension was added in 2008. The property is of stone construction with a timber slate covered roof. It was fully refurbished in 2007 to provide modern offices on two floors. There is a private car park to the east of the building.

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.

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landandproperty@north-ayrshire.gov.uk



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Accommodation

The accommodation includes a reception area, offices, meeting/conference rooms and generous storage. The property is fully DDA compliant including a passenger lift.

The net internal floor areas (NIAs) are as follows:-

Ground Floor – 183.82 m² (1,979 ft²).

First Floor – 164.02 m² (1,766 ft²)

TOTAL – 347.84 m² (3,745 ft²)

Services

The subjects are connected to main supplies of gas, electricity and water. They have gas central heating and Cat 5 data cabling.

Rating Assessment

The current Rateable Value for the property is £25,500 with effect from 1 April, 2017.

Energy Performance Certificate (EPC)

The property has an EPC rating D+.

Tenure

The subjects are held on Heritable Proprietorship tenure, the Scottish equivalent of English Freehold tenure.

VAT

The subjects are elected for VAT hence VAT will be payable on the purchase price.

Viewing

Strictly by appointment with the Estates Section, North Ayrshire Council.

Planning

The property is within an area zoned as town Centre/Retail in the adopted Local Development Plan hence could be suitable for alternative uses including retail and leisure subject to planning consent.

Interested parties should contact epanning@north-ayrshire.gov.uk to discuss their proposals further.

☎ 01294 324319

Legal Costs

It is standard Council practice that the successful purchaser is liable for the Council Legal and Estates fees and expenses calculated at 1.5% of the purchase price subject to a minimum of £2,500. Fees must be paid by the purchaser on or prior to any date of entry agreed between the purchaser and North Ayrshire Council.



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