Montgomerie House
2A Byrehill Drive
West Byrehill
Kilwinning
KA13 6HN

800 m² (8,611 sq ft) approx

Ref:- G2105267

Price: Offers Over £195,000 are invited

For further information or to arrange a viewing

Please contact us: ☎️ 01294 324888

Location
Kilwinning, with a population of around 16,000, is located on the River Garnock, 8 miles north of Irvine and 21 miles south of Glasgow. The town has a rich history and the ruins of Kilwinning Abbey still lie at its heart. There are excellent rail links to Glasgow and Ayr and easy access to the local motorway network. The subjects are located south of the town centre in the Byrehill light industrial/commercial area, close to the A78 which links all the North Ayrshire towns.
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.
Montgomerie House
KILWINNING KA13 6HN

www.north-ayrshire.gov.uk
01294 324888
landandproperty@north-ayrshire.gov.uk

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Description
Completed in 2006 the subjects comprise a three storey office building of cavity brick and blockwork construction with pitched and tiled roof. The property is fully DDA compliant, including a passenger lift. Flexible office accommodation is available on each floor together with toilets and kitchen facilities. The subjects are fully double glazed and have a gas central heating system.

Floor Area
We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the net internal area is as follows:-
800 m² (8,611 square feet) approximately.

Site Area
The overall site extends to 1,732.59 m² and includes landscaped areas and approx. 6 dedicated parking spaces.

Energy Performance Certificate (EPC)
The Energy Performance Certificate for this property is C+.

Town Planning
The property lies in an area zoned for business and industry in a mixed use employment area on the current Local Development Plan. Interested parties should contact eplanning@north-ayrshire.gov.uk if they have any queries in respect of proposed use.

Price
Offers in excess of £195,000 are invited and must be submitted in Scottish Legal format. For the avoidance of doubt, the property is to be sold as seen. Alternatively the Council may consider a lease of the subjects. Please apply direct for terms.

VAT
The property is not registered for Value Added Tax

Rating Assessment
The current Rateable Value for the property is £73,500 with effect from 1 April, 2017.

Legal Costs
In accordance with Council Policy the purchaser will be responsible for the Council’s Legal and Estates fees associated with the transaction. Fees will be 1.5% of the purchase price. In this case the fees will be capped at £2,500 and must be paid by the purchaser prior to date of entry.

Viewing strictly by appointment with:-
North Ayrshire Council - Estates Section
Cunninghame House
IRVINE KA12 8EE
01294 324888

The property will be occupied until April 2018.