

TO LET

DEVELOPMENT
OPPORTUNITY

Estates Section - Property Management & Design

North Ayrshire Council, Cunninghame House, Irvine KA12 8EE

www.north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



Development Opportunity South Beach Promenade Park ARDROSSAN

Ref:- G2005114

Interested parties are invited
to submit their design concept
and business case.

Overview

North Ayrshire Council is pleased to offer to the market a potential development opportunity for a café/coffee shop facility on the popular promenade fronting Ardrossan South Beach.

The development will add focal interest to enhance the beachfront landscape for both locals and visitors and will provide improved facilities.

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.

South Beach Promenade Park

South Beach, ARDROSSAN,

www.north-ayrshire.gov.uk

☎ 01294 324888

landandproperty@north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Proposal

It is proposed that the existing toilet block located approximately mid-way along South Beach Promenade Park be replaced/redeveloped with a purpose built café or coffee house incorporating toilets which will be available for public use during opening hours.

North Ayrshire Council is offering a long ground lease at an initial peppercorn rent to allow the development to proceed. The rent will revert to market level after the first three years of the lease to enable the business to become established.

Services

It is assumed that mains supplies of electricity and water are available on or close to the site.

At present there is no gas supply to the site, however there is gas infrastructure within the vicinity.

Offers

As previously stated, a long ground lease is available at an initial peppercorn rent, reverting to market rental after three years.

Interested parties are therefore invited to submit their design concept and business case along with proposed development timeframe. Offer will be judged on the basis of these.

Design Guidelines

The development will be limited to a café or coffee house but not a restaurant or take away. It should be a standalone structure extending to around 100 m² and may also have an outdoor patio with serving area.

Given the prominence of the location, only the highest quality of design will be considered appropriate.

There is considered to be ample parking in the surrounding area, but the design should incorporate two staff and one disabled parking space.

Contacts

For further planning advice, please contact eplanning@north-ayrshire.gov.uk.

For advice concerning business cases, please contact business@north-ayrshire.gov.uk

For general enquiries, please contact landandproperty@north-ayrshire.gov.uk

For rating enquiries, please contact www.saa.gov.uk

Legal Costs

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

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.