

# TO LET

Estates Section - Property Management & Investment  
North Ayrshire Council, Cunninghame House, Irvine KA12 8EE  
[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



## BLACKLANDS HALL

Abbots Avenue  
KILWINNING  
KA13 6BZ

Ref:- G2003006

Offers over £9,500 pa are invited

For further information

**Please contact us: ☎ 01294 324888**

### Location

The property is located close to Kilwinning town centre, within walking distance of both the main shopping area and the mainline railway station connecting to Glasgow. The A737 links Kilwinning to the M8 and Glasgow to the east, and the A78 to Greenock in the north and Ayr and Prestwick Airport to the south.

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.

# Blacklands Hall KILWINNING, KA13 6BZ

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landandproperty@north-ayrshire.gov.uk



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## Description

Traditionally constructed, detached Community Hall set within amenity grounds and served by a large, surfaced car park.

The main building is of 1970s construction with a timber truss rafter roof and concrete tiles. There are two felt-clad flat roof annexes to the front and rear elevations constructed in the 1980's.

The external walls are of rendered cavity brickwork with internal walls of plastered brickwork. The Main Hall has boarded timber flooring with mass screeded concrete to the extensions. The property is provided with a main activities hall with surrounding ante rooms, framed and boarded timber stage, male and female toilet facilities, kitchen facilities, servery areas, lounge and caretaker's office. The property is supplied with electrical convector heating to the lounge area and with pressed steel radiators fed from a mains gas boiler for the main hall.

## Floor Area

We have measured the property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and calculate the gross internal floor area to be as follows:- 429 m<sup>2</sup> (4,618 ft<sup>2</sup>) approximately.

## Lease Terms

The property is available to let on full repairing and insuring terms for a period to be agreed. Offers in excess of £9,500 per annum exclusive are invited.

## Rates

The subjects are entered in the current Valuation Roll as follows :- Rateable Value £21,250

Rates details can be accessed here [www.SAA.gov.uk](http://www.SAA.gov.uk)

The Uniform Business Rate for the financial year 2017/2018 is 46.6p excluding water and sewerage charges. Information on water and sewerage rates can be accessed here [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

## VAT

All rents, rates, etc. are quoted exclusive of Value Added Tax.

## Energy Performance Certificate (EPC)

The EPC for this property is pending

## Town Planning

Interested parties should consult with the planning team if they require confirmation their use conforms to current planning policy.

## Legal Costs

The ingoing 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. Fees must be paid by on or prior to the agreed date of entry.

## Viewing

By appointment with:-  
North Ayrshire Council, Estates Section  
Cunninghame House  
IRVINE  
KA12 8EE

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