

DM HALL

On the Instructions of **PACS HOLDINGS** and **CRUCIBLE DEVELOPMENTS**

For Sale

Fully Pre-let / Neighbourhood
Retail Investment / Irvine



Development anchored by a brand new

TESCO
express

Turnpike Road, Montgomerie Park, Irvine KA11 2FB

Fully Let at £106,250 per annum

Price - offers over £1.33 million are invited, exclusive of VAT

Net initial Yield of 7.54%

Investment Highlights

- Prominent retail parade investment.
- Located on Turnpike Road, at the access to Montgomerie Park a development of 1000 new homes, together with supporting educational and retail premises.
- Adjacent to the new Montgomerie Park Primary School.
- Brand new retail parade extending to 4,200 sq ft (390.2 sq m) adjacent to a Tesco Express and having 30 car parking spaces.
- Full pre-let to Indigo Sun, Speed Queen Laundry, a Pharmacy and a Barber.
- 10 and 15-year lease term commitments.
- Combined rental £106,250 per annum.
- Tesco Express Investment also available.
- Rent Commencement expected before October 2026.



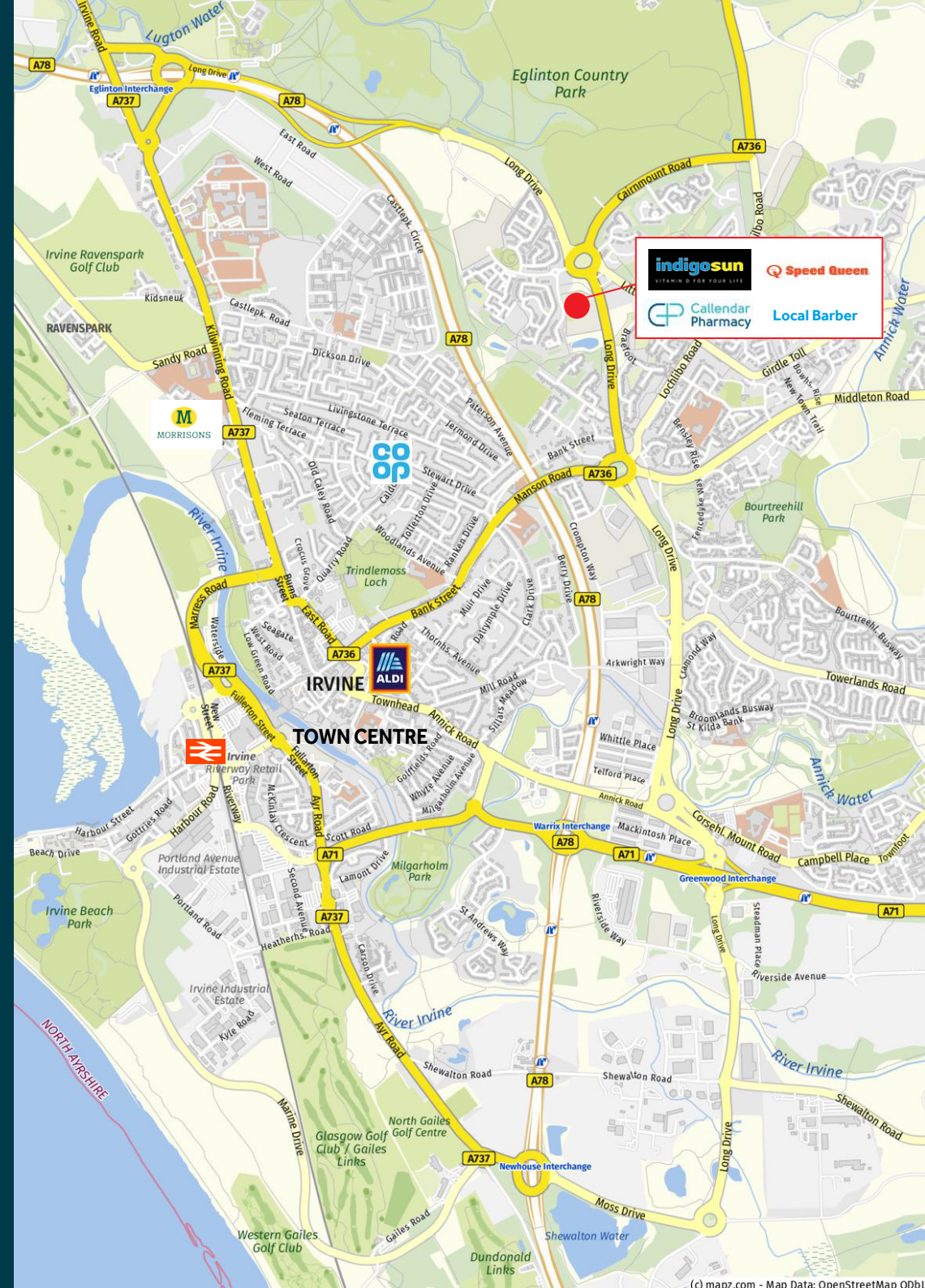
Progress image from August 2026

Location

Irvine is a coastal town and is the administrative centre of the North Ayrshire region on the West Coast of Scotland, overlooking Irvine Bay and is part of the larger historic county of Ayrshire.

Irvine lies around 26 miles (42km) southwest of Glasgow and is a popular commuting town, lying at the convergence of the A78, A71 and the A736, just north of Montgomerie Park, with a drive time of around 50 minutes to the City Centre. Irvine railway station, only 4 miles (6km) southwest of the development, has fast and frequent rail services to Glasgow and Ayr.

Irvine has a growing population with over 34,000 persons with the population within a 2mile (3km) radius of the development estimated at around 20,000 persons.



Situation

Montomerie Park, Irvine is a modern residential area and a large housing development located on the north-east side of Irvine. It is one of the town's newer neighbourhoods and has been developed since the 2000s.

The area consists primarily of family housing, including a mix of private homes and affordable housing, built by developers such as Bellway and in partnership with North Ayrshire Council and housing associations with a growing population currently estimated at around 2,400 persons.

Montomerie Park has been planned as a self-contained community, with landscaped streets, open green spaces, sustainable drainage ponds, and local amenities nearby.

Montomerie Park is well connected, with road access via Long Drive and the A736, and lies within 10 minutes' drive from Irvine town centre, making it popular with families and commuters, including those travelling to Glasgow. It has also been designated as part of a Simplified Planning Zone, allowing for continued residential growth and future development.



Property Description

The property will comprise a new build single storey retail terrace extending in total to 4,200 sq ft (GIA). The building is of steel frame construction beneath a mono pitched roof with brick elevations.

Externally the whole site extends to 0.85 acres and there is pedestrian and vehicular access from Turnpike Way, with parking spaces for 30 vehicles. The property was granted planning consent in April 2025 (ref: 24/00527/PP).

Practical completion of the development is scheduled to take place in October 2026. A full suite of warranties will be available to the purchaser.

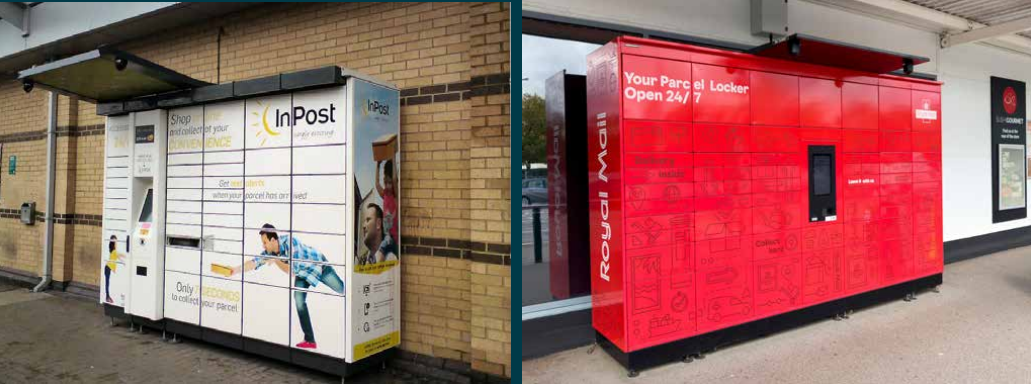
Accommodation

The property provides the following gross internal floor area:

	Unit 2	Unit 3	Unit 4	Unit 5	TOTAL
Ground Floor GIA	1,200 ft ²	1,000 ft ²	750 ft ²	1,250 ft ²	4,200 ft ²
	(111.5 m ²)	(92.9 m ²)	(69.7 m ²)	(116.3 m ²)	(390.2 m ²)

Car parking	30 spaces *
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* Including 2 disabled and 2 E.V



For illustrative purposes only

Tenure

Heritable tenure, equivalent to English Freehold.

Tenancies

The property is to be let on full repairing and insuring leases as follows:

Unit	Tenant	Rent pa	Term Years	Rent Reviews / Break Option	Rent Review Basis
2	Indigo Sun Retail Ltd	£30,000	15	5 yearly TOB year 10	Open Market Value
3	SQ Montgomerie Park Ltd (5 year Guarantee from GHSL Ltd)	£25,000	15	5 yearly TOB year 10	CPI linked with a 1% and 4% collar and cap
4	New Limited Company (TBC)	£20,000	10	5 yearly No break	CPI linked with a 1% and 4% collar and cap
5	Irvine HC Ltd (5 year Guarantee from Willow Health Care Holdings Ltd)	£31,250	15	5 yearly TOB year 10	CPI linked with a 1% and 4% collar and cap
Total		£106,250			

EPC

The property will be assessed on practical completion in October 2026.



Covenants



INDIGO SUN RETAIL LTD

Founded in 1990 with the first salon opening in Stirling, Scotland in 1993 the company now has over 100 locations in the UK and continues to grow.

In the year ending September 2024 the company reported a turnover of £37.258 m (up from £31.775 m) with retained profit after tax up from £5.472 m to £7.511 m.



SQ IRVINE LTD (GUARANTEED BY GHSL LTD) t/a SPEED QUEEN

Speed Queen Self Service Launderettes is a self service laundry concept developed by Alliance Laundry Systems a world leading laundry equipment provider. There are currently 1,200 Speed Queens across Europe.

GHSL Ltd - SC 392539 have the Scottish franchise and now operate 8, 24/7 laundrettes in the west of the country with numerous new outlets in the pipeline.

For the year ending March 2025 GHSL Ltd had a turnover of £29 m, gross profit of £9.8 m and retained profit after tax of £727,431.



IRVINE HC LTD (SC 816727) (GUARANTOR WILLOW HEALTH CARE LTD)

Irvine HC Ltd is an SPV set up to operate a pharmacy in Irvine and is one of a chain of pharmacies operated by Richard Grahame under the name Willow Health Care Group.

Willow Health Care Ltd (SC 343492) reported in September 2024 that the company has fixed assets and tangible assets of £5,072,259 and shareholders funds of £550,151.

LOCAL BARBER

The unit will be occupied by an established local barber with over 15 years of experience, with the lease being in a new limited company (details on application).

AML

In accordance with AML Regulations in the UK two forms of identification and confirmation of the source of funding will be required from the successful purchaser or a director of the purchasing company.

VAT

The property is VAT registered therefore VAT will be payable on the purchase price unless the transaction is instead treated by way of a Transfer of a Going Concern (TOGC).

Proposal

We are instructed to seek an offer of £ 1,330,000 (one million three hundred and thirty three thousand pounds) subject to contract and exclusive of VAT.

A purchase at this level would reflect an attractive Net Initial Yield of 7.54% after allowing for purchasers costs of 6.41%.

The Developers

The development is a joint venture between PACS Holdings Ltd and Crucible Asset Management Ltd.



www.pacsholdings.co.uk



www.cruciblealba.com

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Progress image from August 2026

Make an enquiry

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PROPERTY REFERENCE: WSA2894

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