

# DM HALL

## To Let/ For Sale

Retail/Office  
Premises

Winton Buildings,  
Harbour Street,  
Ardrossan,  
KA22 8BY



86.68 sq m  
(933 sq ft)

# Property Details

- Prominent and busy roadside position in Ardrossan Town Centre
- Adjacent to ASDA, a Health Centre and Ardrossan Harbour
- Ground floor retail offices with alternative use potential
- Category C listed building
- Net Internal Area 86.68 sq.m (933 sq.ft)
- 100% rates relief, subject to status
- Rent £9,900 per annum (£825 per month)
- Offers over £80,000 are invited

## LOCATION

Harbour Street, is a connecting road between Ardrossan Town Centre with the harbour area with the property occupying a highly visible position close to the crossroads junction with Glasgow Street and Princes Street. Nearby occupiers include ASDA, South Beach Surgery, Ardrossan Harbour and the Isle of Arran ferry terminal. A new 'super-school' campus will soon be built nearby.

Ardrossan is in the North Ayrshire region and forms part of the larger 'Three Towns' area incorporating Stevenston and Saltcoats and having a combined population of over 35,000 persons. The town has excellent public transport links with nearby railway stations offer regular services to Glasgow and Largs.



# Property Details

## DESCRIPTION

The 'Winton Buildings', are a 3 storey, category C detached block of mixed commercial and residential properties with the subject property comprising of double fronted, ground floor retail office accommodation of traditional style and cellular layout. The property has parking to its rear accessed via the ASDA car park.

The accommodation includes four private offices, a staff area and a toilet. The property was last used as a book shop and has potential for a variety of uses.

An indicative layout is provided.

## FLOOR AREA

The property extends to a net internal floor area of 86.68 sq.m (933 sq.ft)

## RATING

The rateable value is £9,000 and the property and qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

## RENT/PRICE

Rental offers of £9,900 per annum (£825 per month) are invited based on a new full repairing and insuring lease of negotiable length.

Alternatively, offers over £80,000 are invited for our client's heritable interest.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.



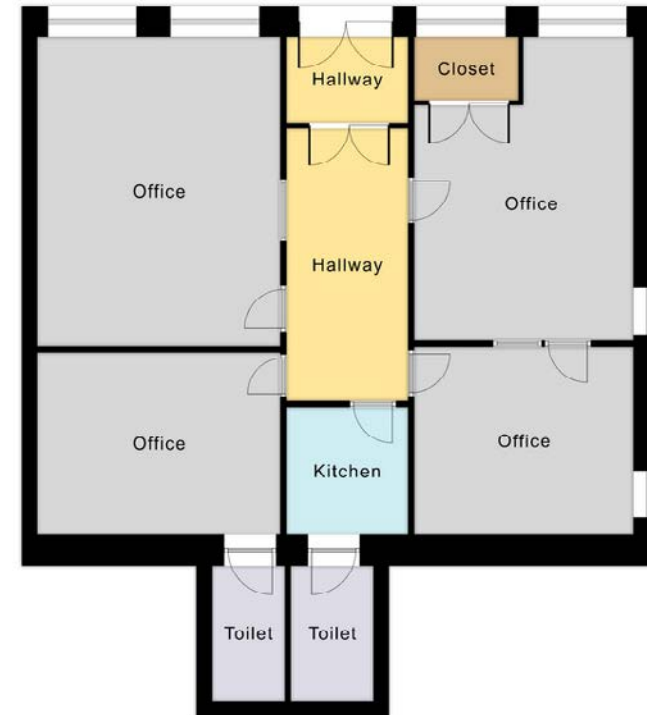
# Property Details

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

## Make an enquiry

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**DM HALL**



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