

Vacant Unit Office Beauty Retail Space

22 Townfoot, Dreghorn, Irvine, KA11 4EG



TO LET

700 SQ FT
(65.03 SQ M)

£850 PER MONTH

Vacant commercial premises to let suitable for variety of different trading types

- New Lease - £850 per month
- Walk In Condition
- Low Overheads
- No Rates Payable
- Ideal For A Small Business Owner

Summary

Available Size	700 sq ft
Rent	£850 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Previously trading as a Beauticians, the property is now become available to rent and is perfect for multiple uses such as Dog Grooming, Barbers, Aesthetics, Office. That being said the landlord is open minded about other operating styles. The property is well suited to an owner operator as the property benefits from having very low overheads.

Location

The property is well positioned for tenants looking for a convenient village location with good transport links and access to Irvine.

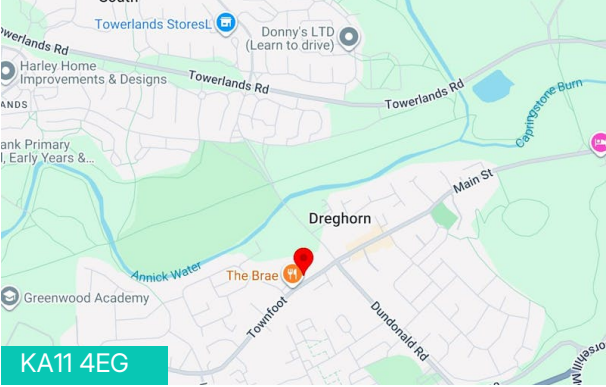
22 Townfoot is prominently positioned on Townfoot, the main road running through the established village of Dreghorn, forming part of the wider Irvine conurbation in North Ayrshire.

The location offers an attractive combination of local convenience, passing trade and accessibility. Townfoot is a busy village-centre road and benefits from a mix of established commercial and residential properties, creating a strong local catchment and a steady level of activity throughout the day.

The property is situated on the main bus route between Irvine and Kilmarnock.

Tenure

Available on a brand new lease



Viewing & Further Information



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