DM HALL

For Sale

Former Hall with Class 6 (Storage) Use and Potential for Development



21 Grahamston Avenue,
Glengarnock,
Beith
KA14 3AQ

463.03 sq m
(4,984 sq ft)

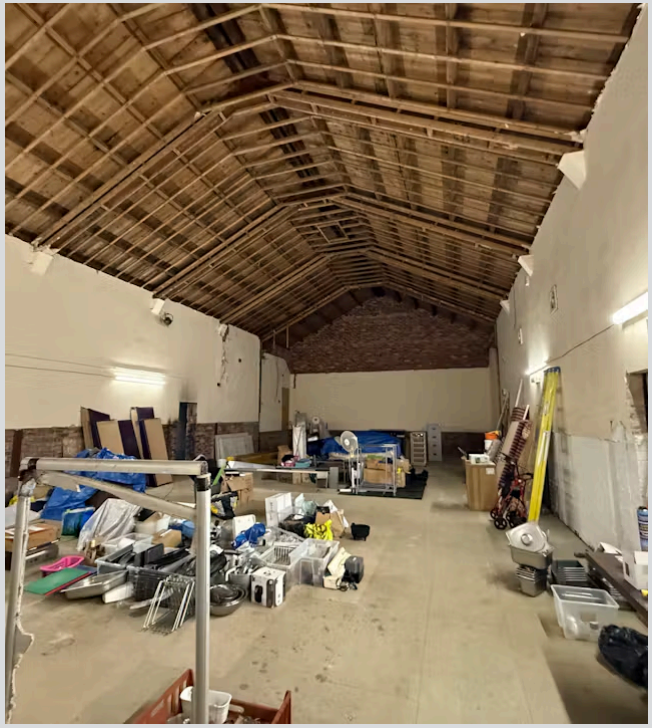
- Residential location in Glengarnock
- Close to A737 and only 14 miles from Paisley
- Detached former hall with class 6 (storage) consent
- Gross internal area 463 sqm (4,984 sqft)
- Site area 0.16 hectares (0.40 acres)
- Development/Conversion potential
- 90% rates relief available
- Offers over £85,000 are invited

LOCATION

Glengarnock is located in the North Ayrshire region and lies on the B777 between the towns of Kilbirnie and Beith. The location offers the following distances and drive times:

Kilbirnie 1 mile (4 minutes),
Beith 3 miles (7 minutes),
Largs 11 miles (20 minutes),
Irvine 13 miles (25 minutes),
Paisley 14 miles (25 minutes),
Hillington 18 miles (26 minutes),
Glasgow 23 miles (37 minutes)

Grahamston Avenue is a primarily residential street located just west of Main Road (B777) and the property occupies a highly visible position at the junction with Balgray Road









DESCRIPTION

21 Grahamston Avenue is a former hall premises, that has the benefit of planning consent for class 6 (storage) use under reference 18/00390/PP, from its previous class 11 (leisure) use.

The property consists of a main hall with an internal minimum height of 4.8m, and having two projections on either side — one a former toilet block, and the other comprising of two linked storage rooms.

The site has potential for alternative use development and/or conversion, subject to obtaining the necessary planning consents.

The property extends to a gross internal floor area Gross internal area of 463 sqm (4,984 sqft), on a corner site totalling 0.16 hectares (0.40 acres), or thereby.

The rateable value is £12,400 with 90% rates relief available (expecting rates payable £600 per annum), subject to occupier status.

Offers over £85,000 per annum are invited for our clients heritable interest.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

Offers in excess of £85,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

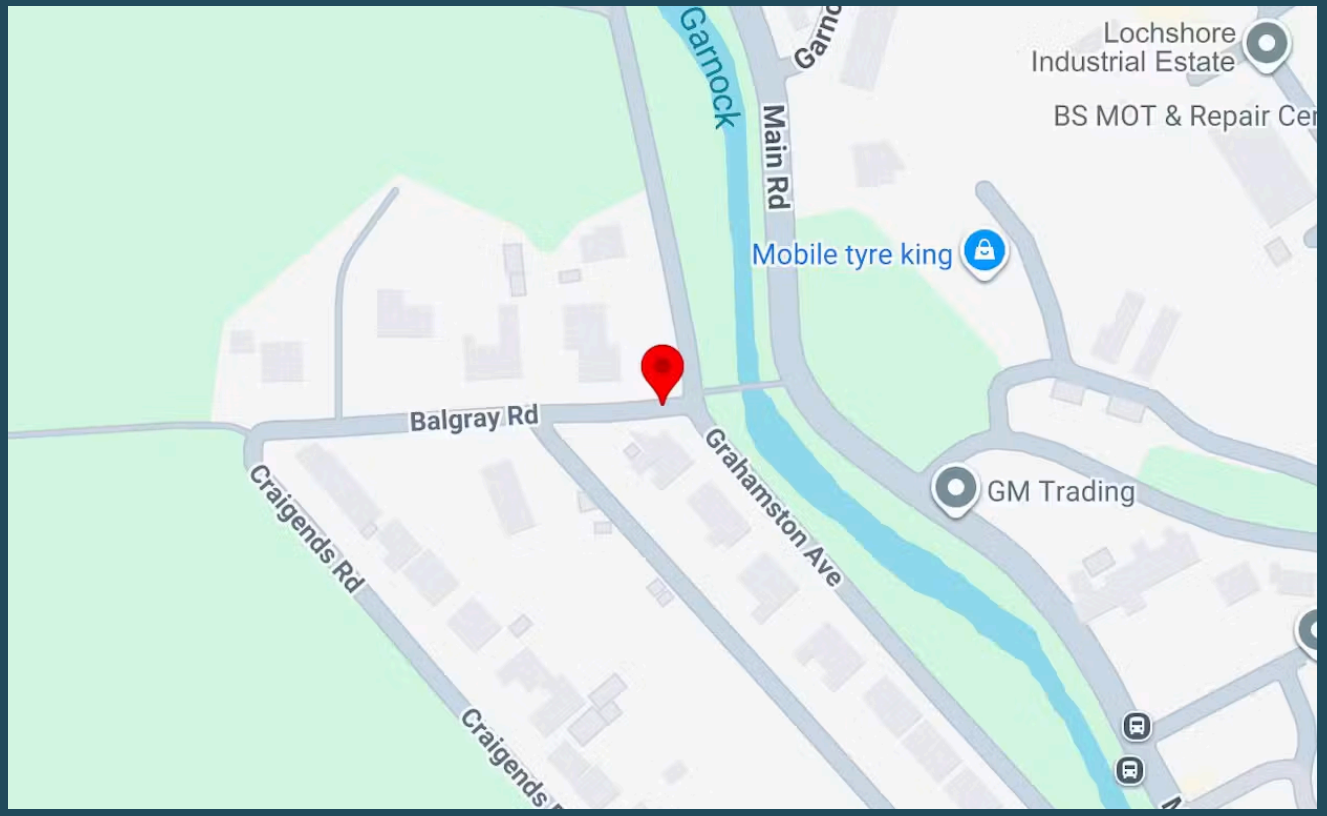
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

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