



23 & 23A Quarry Road, Irvine, KA12 0TH

- Office/industrial accommodation with car parking
- Potential for redevelopment, subject to obtaining necessary consents
- Office NIA: 166.89 sq m (1,796 sq ft)
- Warehouse GIA: 302.95 sq m (3,260 sq ft)

The subjects comprise a former residential dwelling with annex flat contained within a detached building, recently used as office accommodation, with a single-storey detached industrial unit (retail warehouse) to the rear.

23/23A Quarry Road, Irvine

The subjects comprise ground and attic accommodation contained within a detached building of solid stone construction, beneath a pitched roof clad with slate with dormer projections to the front elevation, interconnecting to a single-storey building of stone construction beneath a pitched and slated roof. The subjects benefit from shared car parking and a large garage to the rear of the property. Internally the subjects comprise a former one bedroom flat annex within the single storey section and a three/four bedroom house within the ground and attic floor with bathroom and kitchen accommodation.

23 Quarry Road, Irvine (Rear)

The subjects comprise a single-storey detached industrial unit of steel portal frame construction, with full-height brick walling, roughcast rendered externally, beneath a pitched roof assumed to be clad in profile sheeting. Access is via a metal vehicular access door to the front elevation. Internally, the premises comprise open plan retail warehouse/industrial accommodation. There is use of an external wc.



LOCATION

Irvine, one of Scotland's New Towns, is located in the North Ayrshire Council area and has a resident population of approximately 33,740 persons. Irvine is located approximately 6 miles west of Kilmarnock via the A71, 14 miles north of Ayr, 20 miles south-east of Largs, and 28 miles south-west of Glasgow via the A736. Irvine is approximately 8 miles north of Prestwick International Airport and 24 miles south-west of Glasgow International Airport.

The premises are situated on the north-west side of Quarry Road, bound by the junctions of Crocus Grove to the south-west and Wilson Avenue to the north-east, to the north-east of Irvine town centre.

TENURE

Freehold.

PRICE/RENTAL

Offers over £450,000 are invited for the freehold. Rental on application.

USE CLASS

Office / Industrial

EPC

Certificates available on request.

SIZE

Office (NIA)

Floor	Sq Ft	Sq M
Office	798	74.10
Annex	517	48.02
Attic	482	44.77
Total	1,796	166.89

Warehouse (GIA)

Floor	Sq Ft	Sq M
Warehouse	3,260	302.95

RATES

Warehouse: £11,500

Office: £12,800

The Uniform Business Rate (UBR) for the year 2023/24 is 49.8p, exclusive of water and sewerage rates.

VAT

The purchase price/rental quoted is exclusive of VAT. VAT is not currently payable upon the purchase price/rental and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
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