



## 10 + 12 Irvine Road, Crosshouse, Kilmarnock, KA2 0HQ

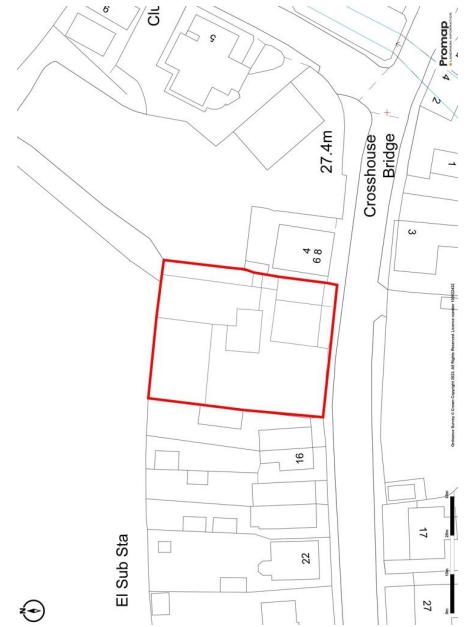
- Mixed-use residential/commercial site with further development potential
- Close proximity to University Hospital Crosshouse
- Detached warehouse and detached office/store with dedicated yard space
- 4-bed semi-detached dwelling house and 2 x 2-bed flats

The subjects comprise a rectangular site currently utilised as a haulage depot. There are three buildings on site, providing industrial, industrial/office and three residential dwellings.

The industrial warehouse property comprises a detached single-storey building of brick construction, beneath a pitched roof clad in concrete sheeting. Access is provided via three full height vehicular doors.

A detached two-storey building of brick construction rendered externally with timber cladding, beneath a flat roof clad in felt is situated adjacent to the warehouse. The accommodation comprises of storage on the ground floor and office accommodation on the first floor.

There are three independent residential dwellinghouses of stone/brick construction, surmounted by a hipped, pitched and slated roof. This building incorporates a two storey four-bedroom semi-detached residential dwelling, a two-bedroom ground floor cottage flat and a two-bedroom first floor cottage flat.



## LOCATION

Crosshouse is situated in East Ayrshire and has a resident population of approximately 2,816 persons (Census 2011), located approximately two miles west of Kilmarnock, four miles east of Irvine and 22 miles south-west of Glasgow.

The subject property is located on the north side of Irvine Road between the junctions of Kilmaurs Road and Carmel Place. Surrounding occupiers are a mixture of residential and commercial in nature, with commercial occupiers including Davidsons Chemists, Truck Point and Mollie's Laundry & Drycleaners.

## SIZE

Floor	Sq Ft	Sq M
Warehouse	3,269	303.68
Storage (Ground Floor)	606	56.30
Offices (First Floor)	655	60.93
4-Bed House	2,051	190.52
Ground Floor 2-Bed Flat	1,036	96.25
First Floor 2-Bed Flat	1,324	123.00

## TENURE

Freehold / Outright Ownership.

## PRICE

Offers over £220,000 are invited.

## RATES

The current rateable value is £10,600. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

Residential Council Tax Bands: D.

## USE CLASS

Industrial / Residential

## VAT

The purchase price quoted is exclusive of VAT. VAT is not currently payable upon the purchase price 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.

## EPC

Certificate available on application.

## To arrange a viewing contact:



**Daniel Bryson**  
daniel.bryson@g-s.co.uk  
07469 485 513



**Fraser Lang**  
Fraser.Lang@g-s.co.uk  
07803 896 978

## IMPORTANT NOTICE

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