



Watermans

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DM HALL
CHARTERED SURVEYORS

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FOR SALE OR LEASE

HEADQUARTER OFFICES & TWO RESIDENTIAL FLATS

PARK TERRACE • LAMLASH • ISLE OF ARRAN • KA27 8NB

Rare mixed-use opportunity
in the popular village of
Lamlash

Headquarter offices with two
residential flats

Office net internal area of
287 sqm (3,089 sqft) with
parking

One-bedroom flat of 60sm
(646 sqft)

Two-bedroom flat of 77 sqm
(829 sqft)

Rates relief available on the
offices, subject to status

Potential for alternative use,
subject to consent

Offers over £450,000 are
invited

Long term lease option also
available

LOCATION

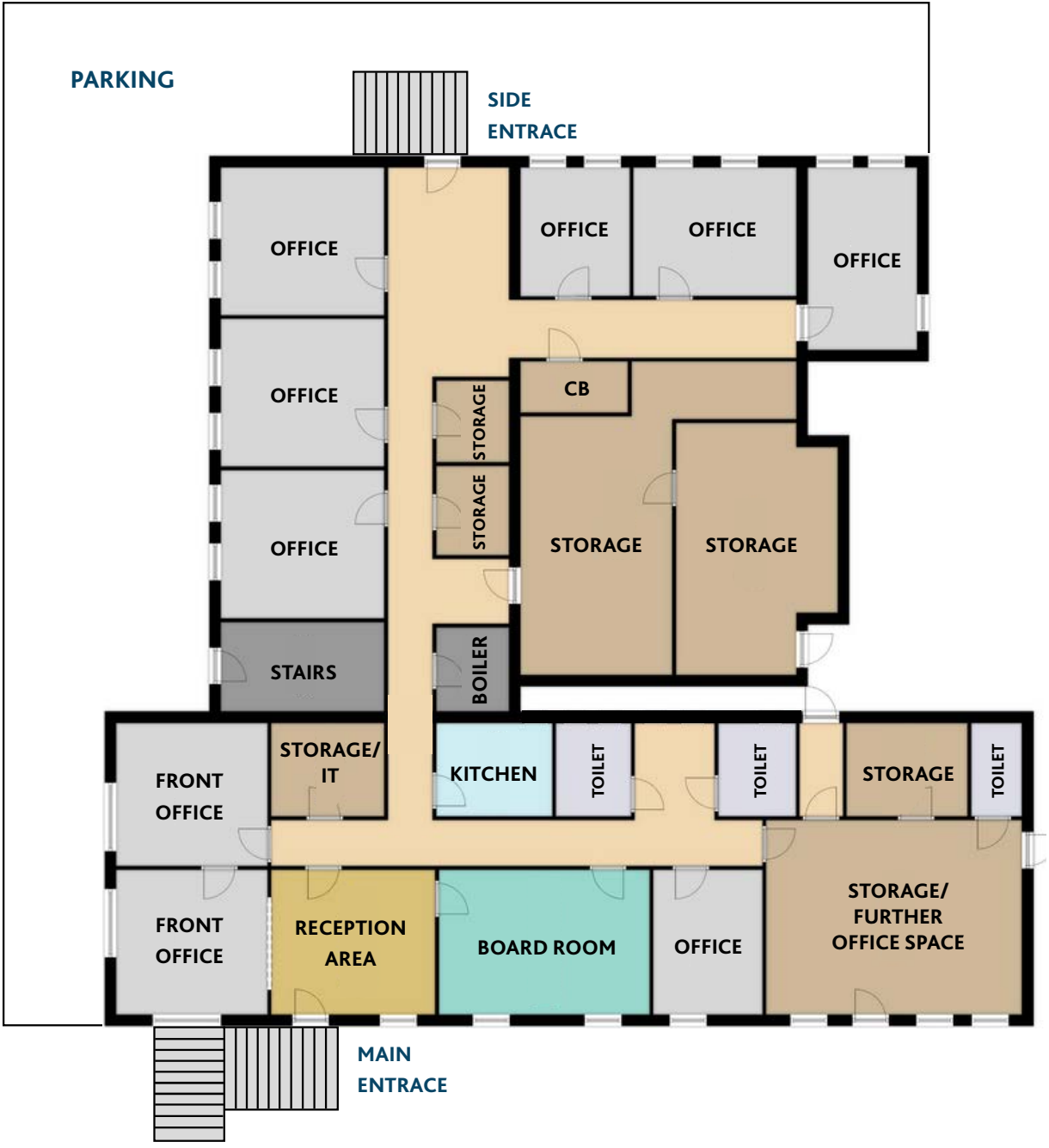
Lamlash is located on the east coast of the Isle of Arran, around 4 miles and an 8-minute drive south of the ferry terminal in Brodick, the largest settlement on the island.

Park Terrace is a mixed commercial and residential locality to the west of Lamlash village centre, and just off the A841 ring road around the perimeter of the island.

The Isle of Arran is located off the west coast of Scotland in the North Ayrshire Council region and is accessed via regular ferry crossings with a 55 minute journey time to Brodick from Ardrossan, and a second ferry to the north of the island from Claonaig on Kintryre. Ardrossan is 35 miles south west of Glasgow, with good road links and the town offers regular rail services to Largs and Glasgow. Arran has a population of around 5,000 persons, which swells significantly throughout the year during tourist season.



GROUND FLOOR



DESCRIPTION

The property, which is currently the headquarter offices of John Thomson Construction, is a detached building with office space throughout the ground floor and two residential flats above. It was developed into purpose built office space by the current owner in 2002, with the flats having been used for staff and contractor accommodation as required.

The offices are spacious and of modern finish with timber floors overlaid in carpet and commercial vinyl, double glazed windows, fluorescent strip lights and an oil-fired heating system with radiators to most rooms.

The Property has private car parking to its front elevation with up to 8 car spaces.

The office contains the following accommodation:

- **Ground Floor**
 - . A main door reception waiting area
 - . Front office
 - . Boardroom
 - . Variety of private offices
 - . Stores
 - . Kitchen, and toilet facilities.



FIRST FLOOR



The flats are self-contained sharing a main door access off the front elevation, with double glazed windows and electric panel heaters, having the following accommodation:

- **Flat 1**
Hallway, Living Area, a Kitchen, Two Bedrooms and Shower Room with WC.
- **Flat 2**
Hallway, Living Area, Bedroom, a Kitchen and a Shower Room with WC.

Indicative floorplans are provided.

AREAS

The office property extends to a net internal floor area of 287 sqm (3,089 sqft), or thereby.

The one-bedroom flat extends to a gross internal floor area of 60 sqm (646 sqft) and the two-bedroom flat to 77 sqm (829 sqft), or thereby.

RATING

The rateable value of the office is £12,600 and the property benefits for 75% relief via the Small Business Bonus Scheme, subject to status.

The flats are noted under Council Tax band B.





PLANNING

The offices have potential for conversion to residential, or serviced accommodation, subject to obtaining the necessary Local Authority consents. Further enquiries in this regard should be directed to North Ayrshire Council planning department on 01294 324319.

PRICE

Offers over £450,000 are invited for the full property with the benefit of vacant possession from Spring 2024. The price is quoted exclusive of VAT.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents:

DM Hall LLP

Contact: Anthony Zdanowicz
Email: anthonyz@dmhall.co.uk
Call: 07768 031297

And

Watermans

Contact: Darren Lee
Email: darrenlee@watermans.

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