

SECURE DEPOT

- > MODERN OFFICE, WORKSHOP AND SUBSTANTIAL SURFACED YARD
- > SUB-DIVISION POSSIBLE
- > ESTABLISHED INDUSTRIAL LOCATION
- > SITE AREA – APPROX 0.48 HECTARES (1.18 ACRES)
- > 345.7 SQ. M. (3,722 SQ. FT.)
- > OFFERS OVER £149,000



FOR SALE

4 OLD QUARRY ROAD, STEVENSTON, KA20 3HS

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LOCATION

The subjects are located on Old Quarry Road in an area of industrial use lying to the south of Stevenston town centre.

Stevenston together with the adjoining towns of Saltcoats and Ardrossan make a small conurbation within the North Ayrshire Council area with Stevenston having a resident population of around 9,100.

THE PROPERTY

The subjects comprise a secure depot including workshop and office accommodation.

Internal accommodation comprises the following:

Office:

- > 3 x Offices
- > Staff Restroom
- > 2 x Tea Prep Area
- > 2 x Store Rooms
- > 2 x Staff W.C's

Workshop

- > Workshop Accommodation

THE SITE

The subjects benefit from a substantial surfaced yard of irregular shape finished in a combination of concrete and hardcore.

The total site extends to approximately 0.48 hectares (1.18 acres).

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

RATING ASSESSMENT

The property currently has multiple entries in the Valuation Roll as follows:

RV 1 - £16,500

RV 2 - 15,100

SALE

Offers over **£149,000** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

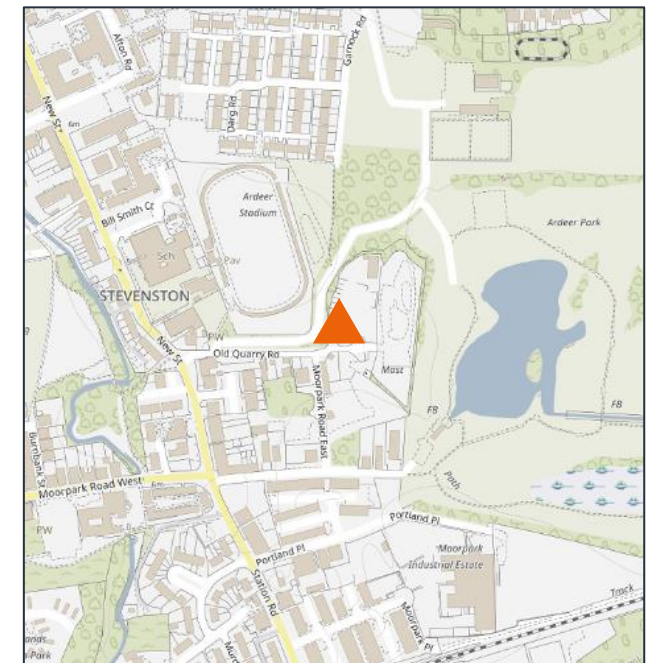
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

4 OLD QUARRY ROAD, STEVENSTON

ACCOMMODATION	SqM	SqFt
Office (net internal)	107.7	1,159
Workshop (gross internal)	238.0	2,563
TOTAL	345.7	3,722

The above areas have been calculated on net and gross internal area basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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