

DM HALL

For Sale

**Business Centre
Investment**

**'CALEDONIAN
HOUSE',
100 HIGH STREET,
IRVINE, KA12 0AX**



**442.77 sq m
(4,766 sq ft)**

Property Details

- Central location in Irvine Town Centre
- Well-presented business centre offices
- Net internal area: 442.77 sqm (4,766 sqft)
- 100% Rates relief available on individual suites
- Gross income of £56,745 per annum with an ERV of £63,945 per annum
- Offers over £250,000 are invited

LOCATION

High Street is the traditional commercial street in Irvine Town Centre and is a busy bus route with a bus stop in front property. There are several free public car parks nearby. Occupiers in the immediate area include Iceland, an Amber Taverns pub, Royal Bank of Scotland, The Portal Leisure Centre and a variety of local retail businesses.

Irvine is located within the North Ayrshire region, around 30 miles south west of Glasgow, and lies at the convergence of the A71, A737 and A78 roads. Irvine railway station, which is a 10 minute walk from the property, has regular and fast services to Ayr and Glasgow.



THE PROPERTY

Property Details

DESCRIPTION

'Caledonian House' is an established, well-presented business centre premises in a 'category C' listed, three storey building.

The building has a private main door with security access and a meeting room at ground floor level. There is a office suite and toilets at first floor level, with most of the offices on the second floor.

The offices are of varying size, with additional toilets and a common kitchen facility. Indicative floorplans are provided.

AREAS

The property extends to a total net internal floor area of 442.77 sqm (4,766 sqft), or thereby with individual office suites ranging from 13.93 sqm to 77.57 sqm (150 sqft to 835 sqft).

RATING

The suites are individually rated and all fall under the threshold to obtain 100% rates relief, via the Small Business Bonus Scheme, subject to occupier status.

TENANCY

Suite 6 is vacant with the other suites let to a variety of office, professional services and wellbeing occupiers, producing a gross rent of £56,745 per annum. This rent is expected to rise to £63,945 per annum after Suite 6 is rented with potential to improve the gross rents through asset management.

The suites are rented on flexible terms, with rents including the cost of electricity, insurance, maintenance and internet. Tenancy and operational cost details are available upon request to interested parties.

PRICE

Offers over £250,000 are invited for our client's heritable interest, exclusive of VAT (if applicable).



Caledonian House	
First Floor	
Suite 1	HALO HAIR
Second Floor	
Room 2/1	RECEPTION
Room 2/2	TRICHOLOGY SCOTLAND
Room 2/3	Beauty - by Stibbani
Room 3/1	COACH 360
Room 3/2	The Beauty Temple
Room 3/3	Manuel Therapies
Room 3/4	Convey Properties
Suite 4/1	MacKintosh & White LLP
Suite 4/2	GL CONCRETE LTD
Suite 5	Fully Accredited School of Business
Suite 6	Meeting Room
Suite 7	Full Mortgage Offer



Property Details

LEGAL COSTS

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

EPC

EPC upon request.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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