



INDUSTRIAL PREMISES

- > RARE FREEHOLD OPPORTUNITY
- > 1,657.20 SQ. M. (17,838 SQ. FT.)
- > 0.19 HECTARES (0.47 ACRES)
- > OFFERS OVER £165,000

FOR SALE

16 CHURCH LANE, GALSTON, KA4 8HE

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

Galston is situated in the East Ayrshire Council area and has a resident population of approximately 5,000.

The subjects are located to the north of Church Lane, bound to the east and north by the River Irvine.

Galston is a largest settlement in the Irvine Valley area and is situated approximately 6 miles east of Kilmarnock. Galston has a range of local services and facilities with convenience retailing provided by Tesco and the Co-operative.

THE PROPERTY

The subjects comprise workshop, factory, and office accommodation within a level site extending to 0.19 hectares (0.47 acres).

The accommodation comprises:

Ground Floor

- > Factory
- > Office
- > Canteen
- > Yarn Store
- > Dispatch Bay
- > Chemical Store
- > Boiler Room
- > Toilet accommodation

First Floor

- > Office

Mezzanine

- > Storage

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £20,750

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PRICE

Offers over **£165,000** 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.

16 CHURCH LANE, GALSTON

ACCOMMODATION	SqM	SqFt
Ground Floor	1,495.46	16,097
First Floor	53.51	576
Mezzanine	108.23	1,165
TOTAL	1,657.2	17,838

The above areas have been calculated on a 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
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2020**





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