



## 37-55 Main Road, Springside, KA11 3AX

- Multi-let retail/ residential investment
- Prominent neighbourhood development
- Passing rent of £46,400 per annum increasing to £49,000 from March 2020
- Offers in excess of £450,000



## LOCATION

Irvine is the main retail centre for a wider catchment area for Girdle Toll, Dreghorn and Springside. Irvine is situated approximately 8 miles west of Kilmarnock via the A71, 10 miles north of Ayr and 26 miles south west of Glasgow via the A736. Springside is a small village situated within North Ayrshire, 3 miles to the east of Irvine and 4 miles west of Kilmarnock. Springside has a resident population of approximately 1,259 persons (Census 2011). The subject property is situated on the north side of Main Road west of the junction at Kilmarnock Road and Overtoun Road.

## DESCRIPTION

The subjects comprise four independent ground floor retail units and four first floor residential flats contained within two storey interconnecting buildings of stone and brick construction rendered externally in part beneath hipped, pitched and slated roofs. The retail units are accessed via pedestrian doorways from the front elevation, with the residential accommodation being accessed via external staircases to the rear. The subjects benefit from a surfaced car park to the front elevation comprising of 7 car parking spaces and 1 disabled with extensive parking also available to the rear.

## ACCOMMODATION, LEASE DETAILS AND ENERGY PERFORMANCE RATING

### RESIDENTIAL

#### 37 MAIN ROAD, SPRINGSIDE, KA11 3AX

Lease: The subjects are let on a short assured tenancy agreement at £450 pcm.  
Type: First floor three bedroom flat  
GIA: 82.00 sq m (883 sq ft)  
EPC: C

#### 43 MAIN ROAD, SPRINGSIDE, KA11 3AX

Lease: The subjects are let on a short assured tenancy agreement at £350 pcm.  
Type: First floor one bedroom flat  
GIA: 42.00 sq m (452 sq ft)  
EPC: C

#### 45 MAIN ROAD, SPRINGSIDE, KA11 3AX

The subjects are let on a short assured tenancy agreement at £450 pcm.  
Type: First floor three bedroom flat  
GIA: 86.00 sq m (926 sq ft)  
EPC: C

#### 47 MAIN ROAD, SPRINGSIDE, KA11 3AX

The subjects are let on a short assured tenancy agreement at £450 pcm.  
Type: First floor three bedroom flat  
GIA: 53.00 sq m (570 sq ft)  
EPC: D

### RETAIL UNITS

#### 49 MAIN ROAD, SPRINGSIDE, KA11 3AX

Tenant: Vacant  
Type: Ground floor retail  
NIA: 36.26 sq m (390 sq ft)  
ITZA: 34.67 sq m (373 sq ft)  
EPC Rating: G  
ERV: £7,800 per annum

#### 51 MAIN ROAD, SPRINGSIDE, KA11 3AX

Tenant: Isabelle Mohan  
Type: Ground floor retail  
NIA: 139.87 sq m (1,506 sq ft)  
ITZA: 108.81 sq m (1,171 sq ft)  
EPC Rating: E  
Lease Details: 15 year FRI lease from 25th March 2018 to 26th March 2033 subject to tenant break options on 25th March 2023 with rent reviews on 25th March 2023 and 25th March 2028.  
Passing Rent: £10,400 per annum increasing to £13,000 per annum from the second anniversary onwards.

#### 53 MAIN ROAD, SPRINGSIDE, KA11 3AX

Tenant: Alannah Devine  
Type: Ground floor retail  
NIA: 37.02 sq m (398 sq ft)  
ITZA: 34.43 sq m (370 sq ft)  
EPC Rating: F+  
Lease Details: 5 year Full Repairing lease from 12th May 2017 to 12th May 2022.  
Passing Rent: £7,800 per annum



#### 55 MAIN ROAD, SPRINGSIDE, KA11 3AX

Tenant: Mohammed Ameen  
Type: Ground floor retail  
NIA: 41.45 sq m (446 sq ft)  
ITZA: 39.31 sq m (423 sq ft)  
EPC Rating: G  
Lease Details: 25 year IRI lease from 10th May 2016 to 9th May 2041 subject to annual tenant break options on 10th May upon 2 months' notice with 5 yearly rent reviews on 10th May 2021, 10th May 2026, 10th May 2031 and 10th May 2036.  
Passing Rent: £7,800 per annum

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll with the following Rateable Values/ Council Tax Bands:

37 Main Road:	B
43 Main Road:	A
45 Main Road:	B
47 Main Road:	B
49 Main Road:	To be re-assessed
51 Main Road:	£9,000
53 Main Road:	£3,050
55 Main Road:	£3,800

The current Uniform Business Rate for the financial year 2018/ 2019 is 48.0p per pound of Rateable Value excluding water and sewerage charges.

### TOWNPLANNING

We assume that 49 Main Road benefits from Use Class 3 (Food and Drink), 51 Main Road from Use Class 1 (Retail) with added benefit of Use Class 3 (Food and Drink), 53 and 55 Main Road from Use Class 1 (Retail) with the four flats benefiting from Use Class 9 (Houses) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

### SERVICES

Mains services of electricity, water and drainage appear to be connected to the subjects, however interested parties should make their own enquiries directly to the relevant authorities.

### PRICE

Offers over £450,000 are invited.

### VAT

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

### LEGAL COSTS

Each party will be responsible for meeting their own legal costs incurred in this sale transaction.

## To arrange a viewing contact:



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### IMPORTANT NOTICE

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