



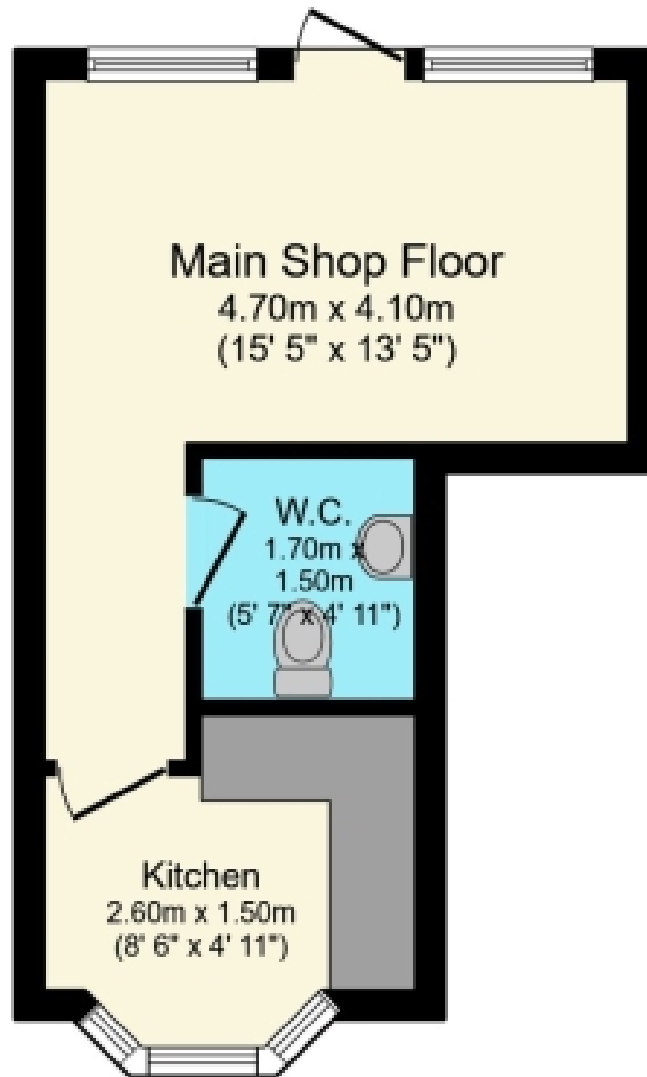
**53 Main Street, Kilbirnie**

**Offers In The Region Of £40,000**









### Main Shop Floor

4.70m x 4.10m

(15' 5" x 13' 5")

### W.C.

1.70m x

1.50m

(5' 7" x 4' 11")

### Kitchen

2.60m x 1.50m

(8' 6" x 4' 11")

## Floor Plan

Floor area 26.0 sq.m. (280 sq.ft.)

**TOTAL: 26.0 sq.m. (280 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* FANTASTIC BUSINESS OPPORTUNITY IN PRIME LOCATION FOR VISIBILITY \*\* IDEAL FOR FOOTFALL \*\* FLEXIBLE SPACE TO ADAPT FOR DIFFERENT BUSINESS NEEDS \*\*** View in person or online. Get in touch with your personal estate agents, The Property Boom, for much more information on 0333 900 9089.

Welcome to No 53 Main Street, Kilbirnie. This fantastic commercial property is an ideal opportunity for business owners, with its' fantastic flexibility, and ability to adapt to a multitude of different businesses. Most recently used as a coffee shop which was extremely popular with locals and passing trade.

The main area has a fantastic level of floor space, with enough room for a few tables for customers, and a large counter space for staff. There is masses of natural light pouring in through the windows at the shop front, creating a bright and welcoming space for clients, customers or staff.

The convenient w.c. with disability access allows the premises to be suitable for everyone's needs. Finally, there is a kitchen space in the back, benefitting from two sinks & taps, and even space for free standing appliances.

With endless possibilities for those with a discerning eye for style and business potential, this property is must-see.

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