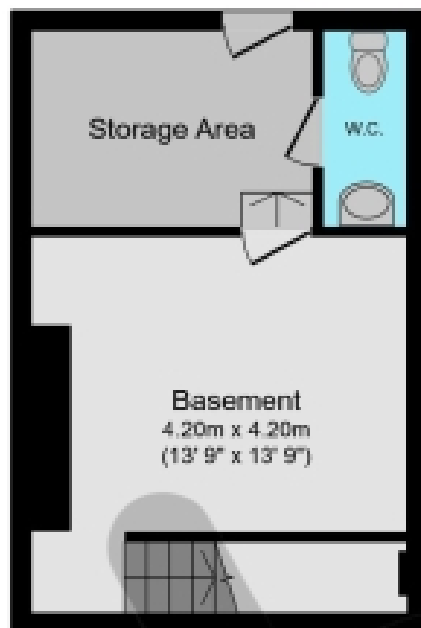




**Old Cottage Shop, 29 Newton Street, Kilbirnie**

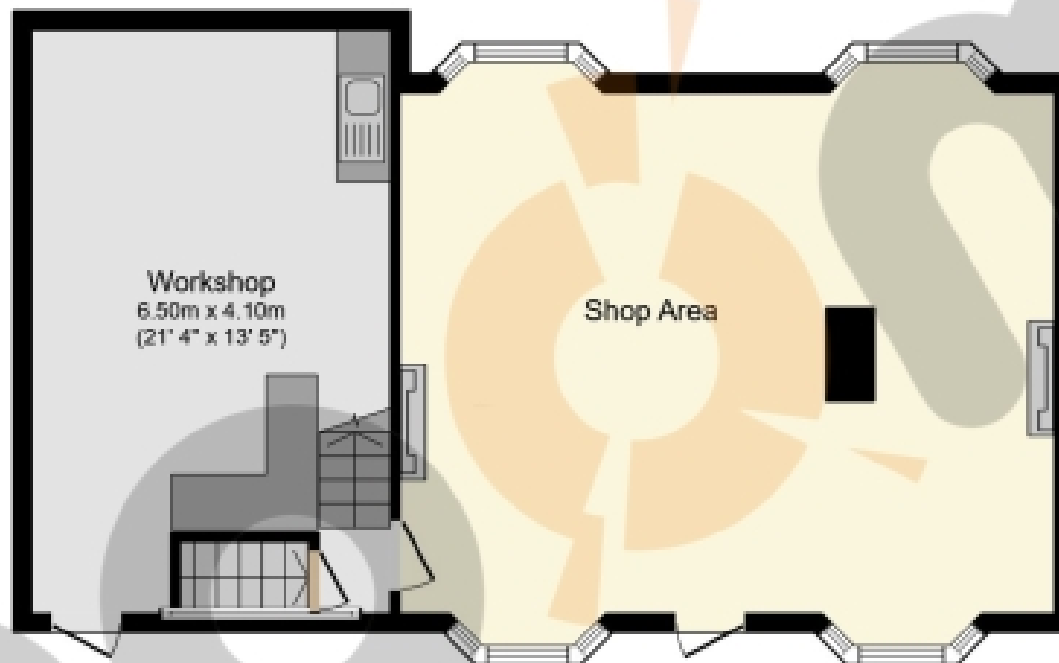
**Guide Price £53,000**





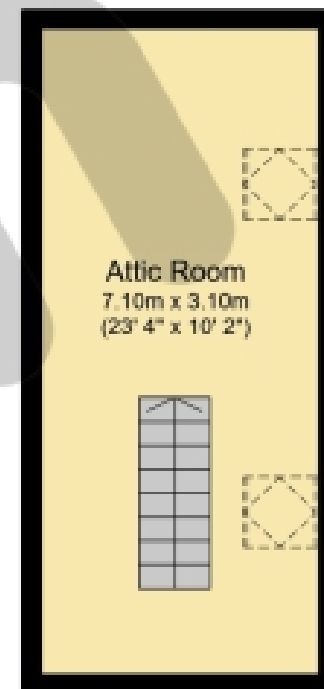
### Basement

Floor area 27.4 m<sup>2</sup> (295 sq.ft.)



### Ground Floor

Floor area 70.9 m<sup>2</sup> (764 sq.ft.)



### First Floor

Floor area 22.3 m<sup>2</sup> (240 sq.ft.)

**TOTAL: 120.6 m<sup>2</sup> (1,298 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements (if in feet) include any total floor cover, ceiling and external area approximately. It does not include any area that is not included in the building footprint and is not to be used for any legal or financial purposes. It is not a guarantee of accuracy and does not add this mark. misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* COMMERCIAL CHARACTER PROPERTY \* FOR SALE VIA SECURE SALE ONLINE BIDDING - TERMS & CONDITIONS APPLY \* LARGE SHOP FLOOR \* FLEXIBILITY FOR MULTITUDE OF USES \* FANTASTIC STORAGE SOLUTIONS \* W.C. \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.**

Welcome to No. 29 Newton Street, Kilbirnie. Currently set up as the charming Old Cottage Shop, this commercial premises is split over four levels, and presents the ideal opportunity for a multitude of uses.

The main shop floor area is access via a short set of stairs leading below street level. The shop floor area is suitably spacious, and the timber beam ceilings add to the charm of the premises. A set of stairs leads you to the upper level, which is currently set up as a work shop area by the current owner.

The property features a basement and an attic, offering fantastic storage solutions. There is also a convenient W.C. in the basement of the property.

Gas central heating and double glazing creates a pleasant warmth for customers and staff alike.

The property is in a high traffic area, giving plenty of visibility for prospective customers, and the public car park across the road adds a level of convenience for visitors too.

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

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**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with The Property Boom on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both The Property Boom and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via The Property Boom or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**www.thepropertyboom.com**  
**Head Office : 31 Braehead, Beith, KA15 1EG**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**