



*A rare opportunity to secure a versatile leasehold church hall in the popular town of Irvine, Scotland*



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McEwan Fraser Legal is delighted to offer to the market a rare opportunity to secure a versatile leasehold church hall in the popular town of Irvine, Scotland. Situated within an established residential area and well placed for local amenities and transport links, this substantial property offers highly flexible accommodation suitable for a wide variety of end users.

# THE MAIN HALL



The property comprises a spacious main hall with excellent ceiling height and abundant natural light, ideal for gatherings, fitness or wellbeing classes, events, or performance-related activities.

# ROOMS 1 & 2



Supplementary rooms provide scope for offices, meeting rooms, studios, storage or breakout areas, while the onsite kitchen and WC facilities ensure day-to-day practicality. With its adaptable layout and generous footprint, this church hall lends itself to numerous potential uses such as community groups, nursery or childcare provision, training centres, places of worship, creative spaces, wellbeing practices, or other commercial activities (subject to the relevant consents).



# THE KITCHEN & WCS



# THE HALLWAY



Externally, there are ample parking spaces.

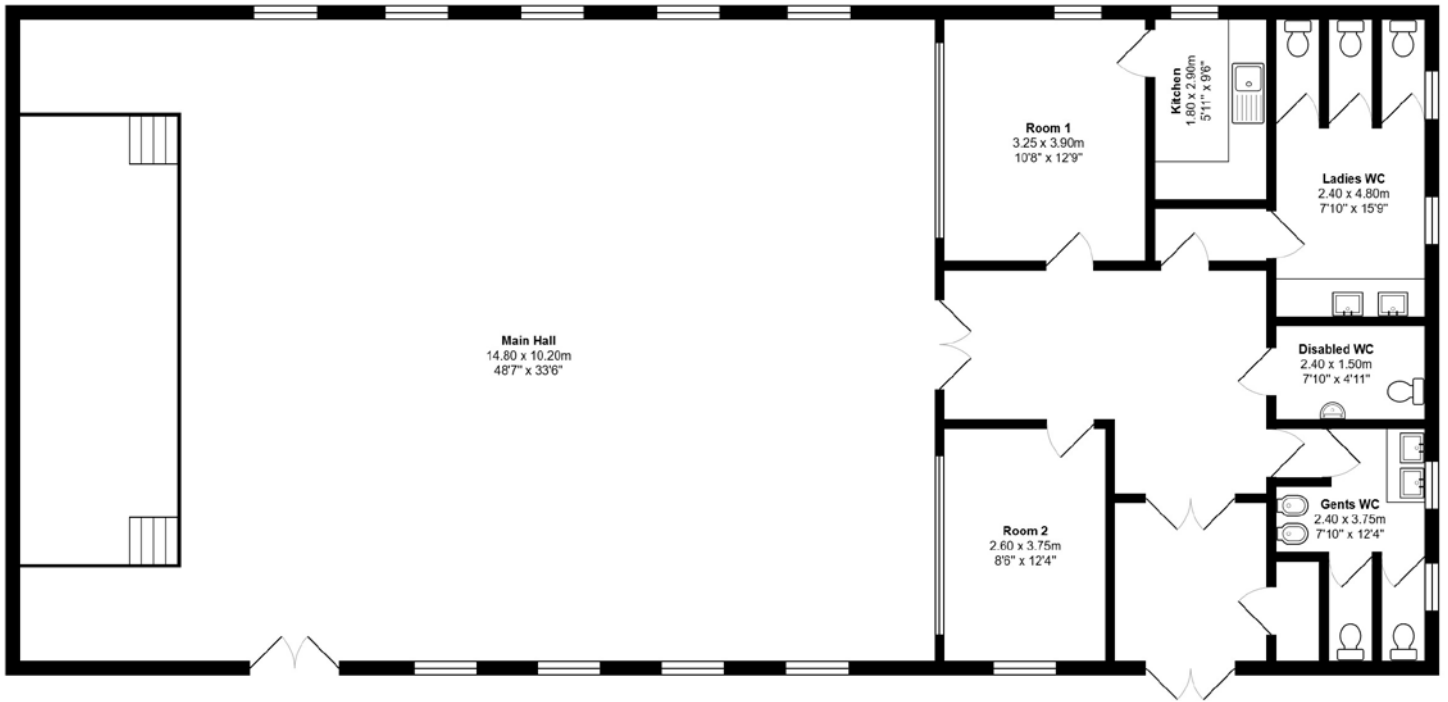
Offered on a leasehold basis, this unique and flexible building presents an excellent opportunity for an occupier seeking adaptable space in a well-connected Irvine location. Early viewing is strongly recommended to appreciate the scale, setting, and potential on offer.

Tenure - Leasehold  
Services - Electricity, water and drainage

# EXTERNALS



# FLOOR PLAN & DIMENSIONS

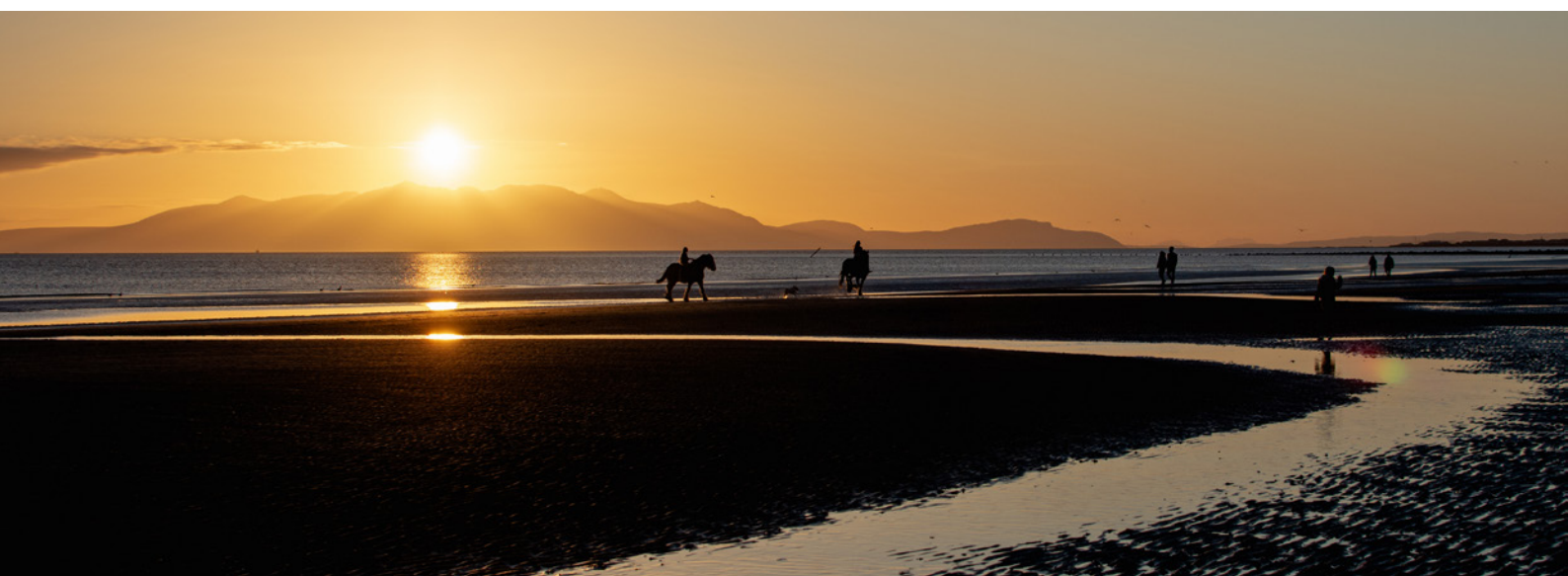


Approximate Dimensions (Taken from the widest point)



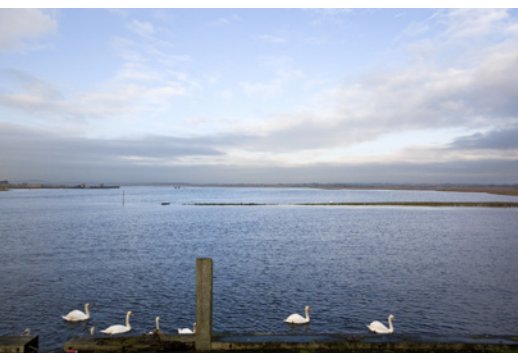
# THE LOCATION

Situated in the vibrant coastal town of Irvine, this property enjoys an excellent location combining convenience, natural beauty, and strong community appeal. Irvine offers a superb mix of amenities, including well-regarded schools, major supermarkets, independent shops, leisure centres, and a wide choice of cafes, restaurants, and bars. The property is ideally placed for access to the beautiful Irvine Beach, the scenic Harbour area, and the popular Eglinton Country Park, providing fantastic opportunities for walking, cycling, and outdoor recreation. Irvine is also home to the Rivergate Shopping Centre and hosts regular local events, making it a lively and engaging place.





Commuters benefit from excellent transport links, with Irvine Train Station offering direct services to Glasgow and Ayr, and nearby road networks connecting easily to the A78 and A71. Prestwick Airport is also within easy reach. Overall, this is a highly desirable location combining coastal living with modern convenience, ideal for families, professionals, or anyone seeking a well-connected home in a thriving community.



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