



A RARELY AVAILABLE OPPORTUNITY TO ACQUIRE A
REFURBISHED DOUBLE RETAIL PREMISES WITHIN
AN ESTABLISHED TOWN CENTRE LOCATION



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An excellent opportunity to acquire a freehold double retail unit occupying a prominent corner position on The Strand in the heart of Beith.

Formerly operating as a hairdressing salon, the property comprises a substantial double-fronted retail premises which has recently undergone refurbishment and is presented in excellent order throughout. The accommodation offers flexible open-plan space suitable for a wide variety of retail, beauty, office, professional service or alternative commercial uses, subject to any necessary consents. Occupying a highly visible corner location, the property benefits from extensive frontage and strong prominence within the town centre, providing excellent exposure to passing pedestrian and vehicular traffic. The double unit configuration provides enhanced trading space together with flexibility for owner-occupiers, investors or businesses seeking expansion premises.

The surrounding area comprises an established mix of local retailers, service occupiers and residential properties, supporting an active trading environment.





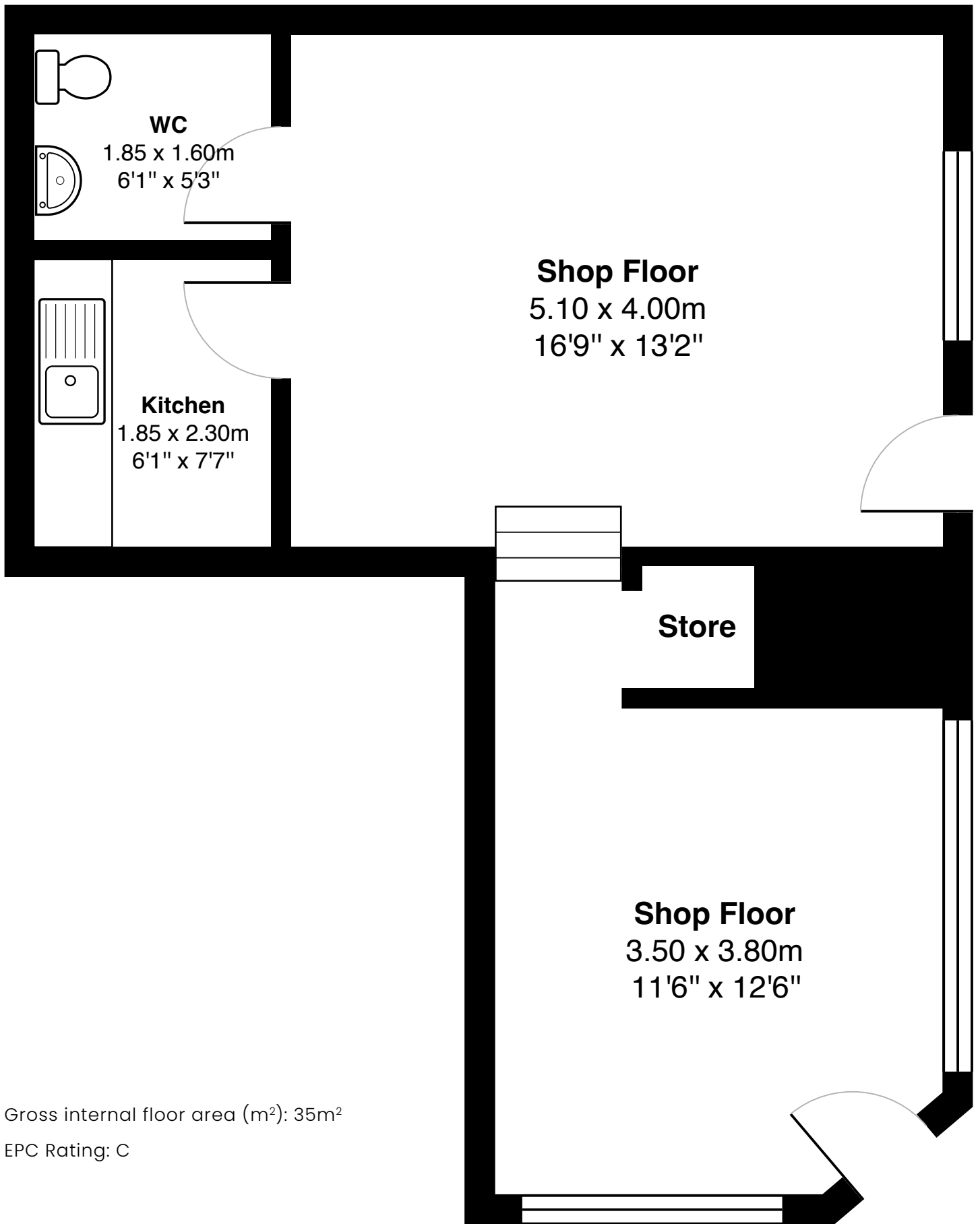
KEY FEATURES:

- Freehold double retail unit
- Prominent corner position on The Strand
- Recently refurbished throughout
- Former hairdressing salon
- Double-fronted premises with excellent visibility
- Flexible accommodation suitable for a variety of uses (subject to consents)
- Central Beith location
- Vacant possession available

A rarely available opportunity to acquire a refurbished double retail premises within an established town centre location.







Gross internal floor area (m²): 35m²

EPC Rating: C



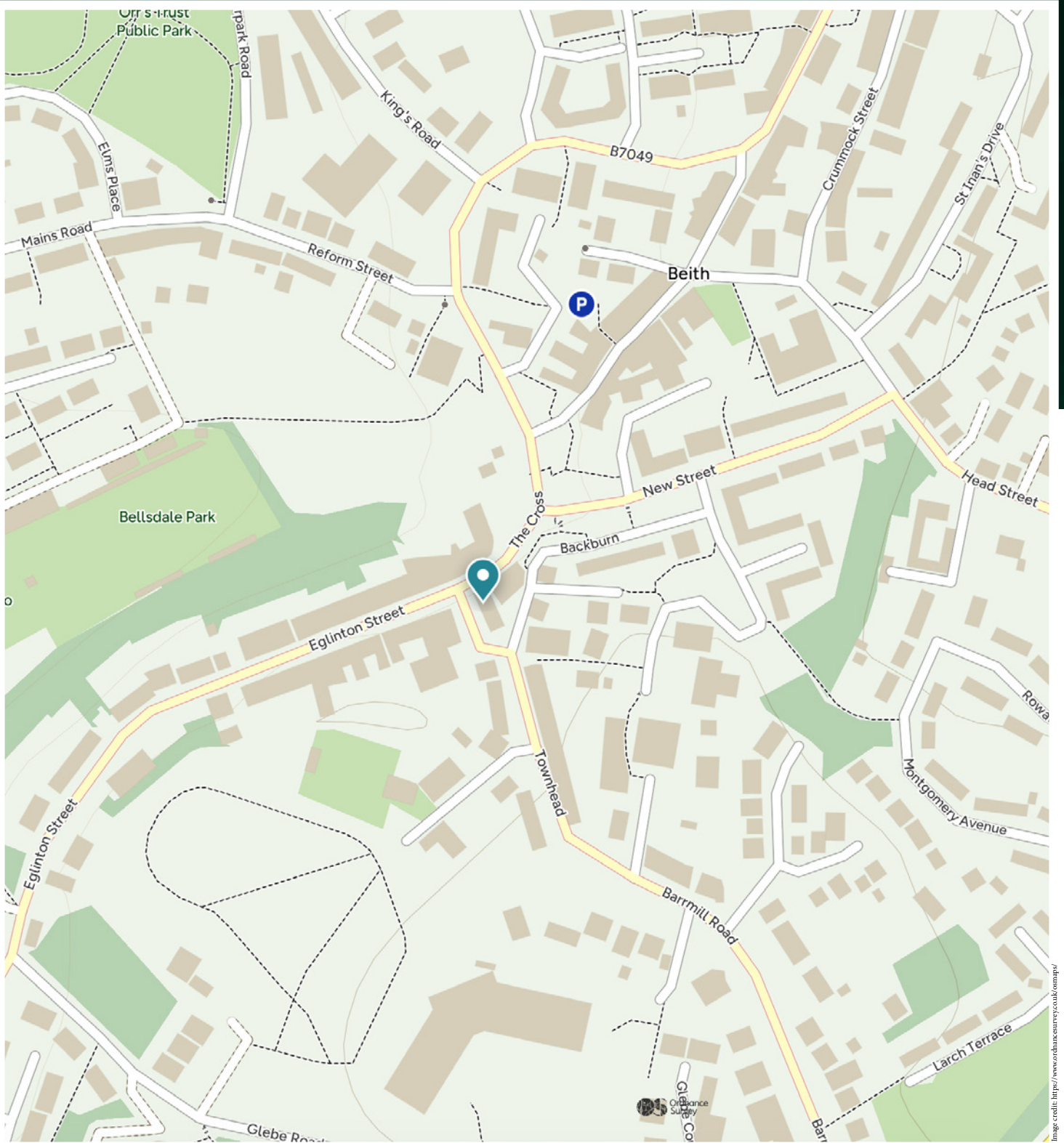


The property is situated on The Strand within the town centre of Beith, an established North Ayrshire town located approximately 20 miles south-west of Glasgow and benefiting from excellent connectivity to the wider Central Scotland motorway network. Beith serves as an important local service centre for the surrounding residential catchment and enjoys a well-established town centre comprising a mix of independent retailers, professional services, cafés and local amenities.

The town benefits from convenient access to the A737 dual carriageway, providing direct links to Glasgow, Paisley and the Ayrshire coast. Nearby towns including Kilbirnie, Dalry and Johnstone are also easily accessible. The property occupies a prominent corner position on The Strand, one of the town's principal commercial streets, benefiting from good visibility, passing traffic and proximity to surrounding retail and residential occupiers.

The location offers an attractive opportunity for owner-occupiers, investors and businesses seeking a presence within an established Ayrshire market town.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
CONNIE NUGENT
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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