

Kings Road
GARAGE

30-34 KINGS ROAD, BEITH, KA15 2BJ

Kings Road GARAGE

McEwan Fraser Legal is delighted to present a truly unique opportunity to purchase a rarely available car garage, forecourt and detached four-bedroom family home located in the heart of Beith, with flexible living accommodation, off-street parking for multiple vehicles and well-stocked gardens. It is the last piece of commercial land available within the town and has excellent redevelopment potential (STP).

The location, size, quality and layout of the commercial space on offer make it ideal for use as a central hub for any company trading/distributing, preparing or manufacturing.

The main workshop is large and expansive with a separate office and staff room.





Kings Road HOUSE

The property itself has been recently upgraded to an excellent standard with a state-of-the-art WREN Kitchen, it is further benefited by four bedrooms, a conservatory and a beautiful decked area complete with a hot tub.

Tenure: Freehold

Services: Gas, electric, telephone, broadband, and water mains serviced.

Viewing: By Appointment.





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*with a
state-of-the-art
WREN Kitchen*

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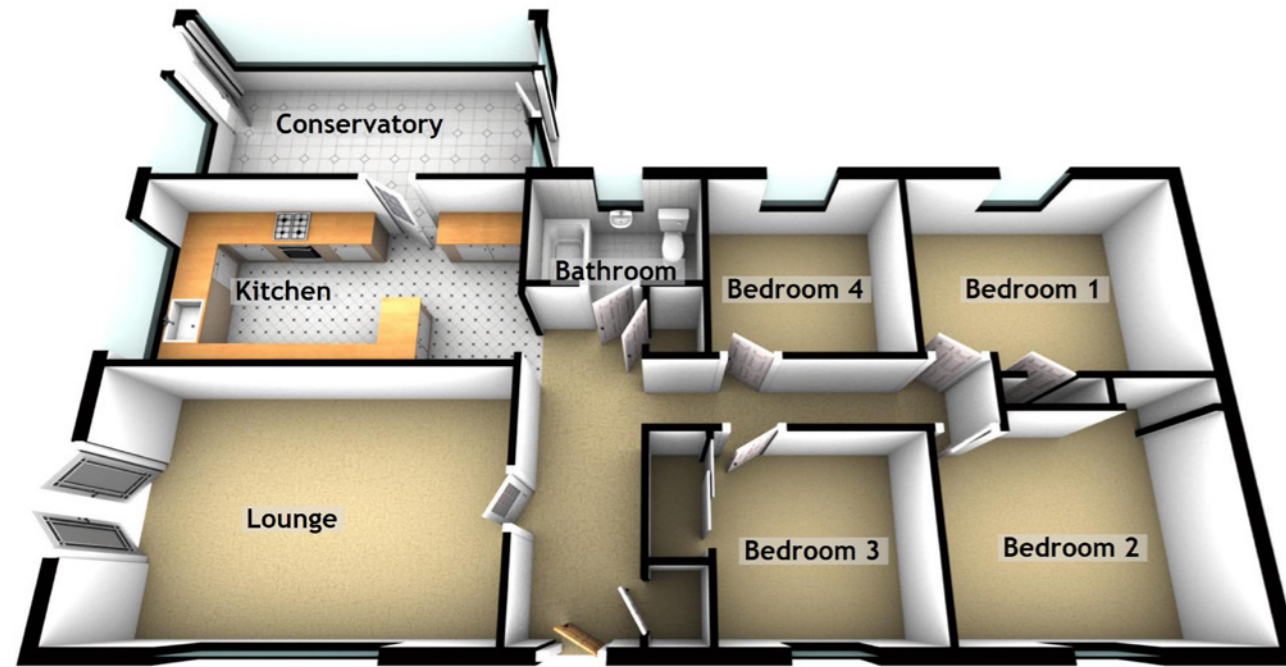




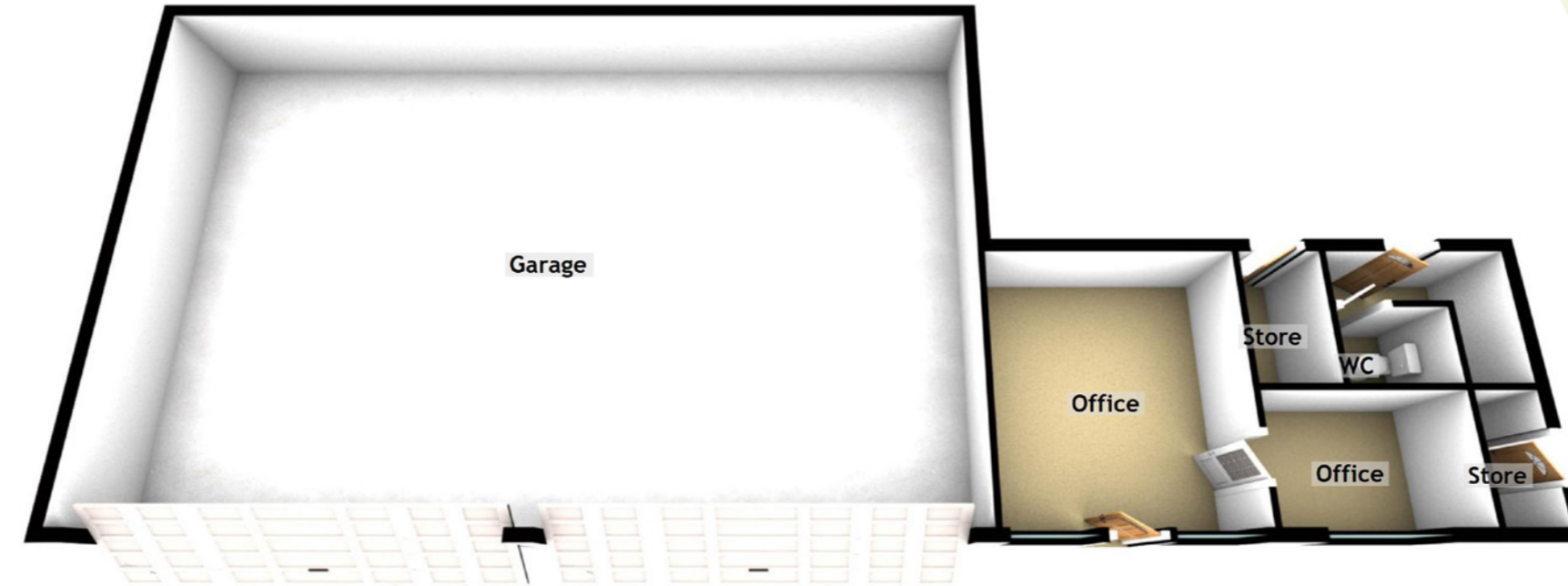


Floor Plans

Approximate Dimensions
(Taken from the widest point)



HOUSE



GARAGE

GARAGE

Garage	12.63m (41'5") x 7.95m (26'1")
Office	3.91m (12'10") x 3.61m (11'10")
Office	2.87m (9'5") x 1.85m (6'1")
Store	1.81m (5'11") x 1.17m (3'10")
Store	1.85m (6'1") x 0.87m (2'10")
WC	1.57m (5'2") x 1.11m (3'8")

HOUSE

Lounge	5.23m (17'2") x 3.36m (11')
Kitchen	5.23m (17'2") x 2.63m (8'8")
Conservatory	5.23m (17'2") x 2.63m (8'8")
Bathroom	2.35m (7'9") x 1.52m (5')
Bedroom 1	3.66m (12') x 2.68m (8'10")
Bedroom 2	3.66m (12') x 2.68m (8'10")
Bedroom 3	2.65m (8'8") x 2.52m (8'3")
Bedroom 4	2.65m (8'8") x 2.53m (8'4")

Kings Road LOCATION

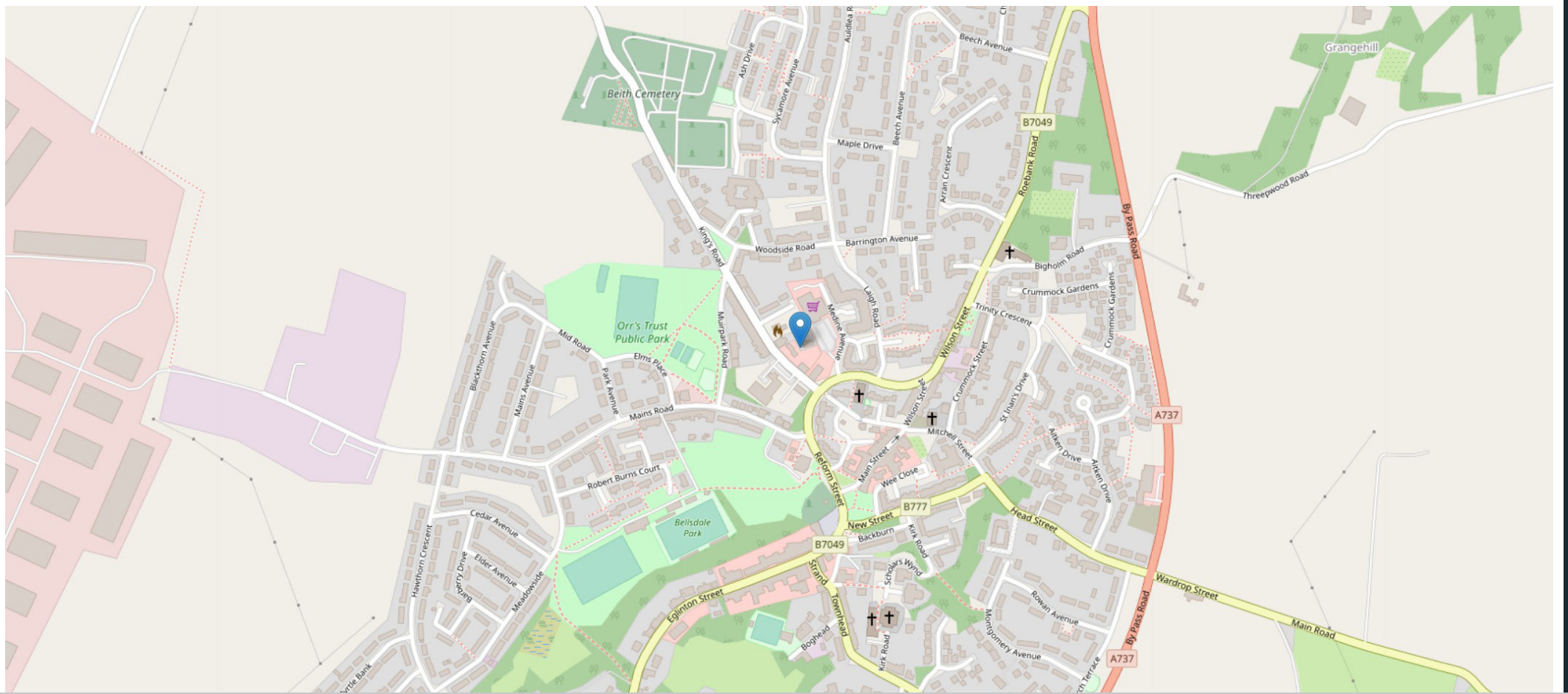
The King's Road Garage is located just off Wilson Street, a main road running through Beith Town Centre and an established commercial trading location.

It is the only car garage in the town and enjoys a fantastic catchment area with multiple smaller villages close by.

Beith is located within the North Ayrshire region, around 22 miles southwest of Glasgow and 14 miles north of Irvine. The town has a population of around 6,000 people. The A737 bypass around the town provides easy road access to Paisley, Glasgow Airport and beyond via the M8 to Glasgow.







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
JONNY CLIFFORD
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer



@mfl_commercial



@mcewanfraserlegalcommercial



@mcewanfraserlegal_commercial