

1 MILL SQUARE

CATRINE, MAUCHLINE, EAST AYRSHIRE, K45 6QZ




McEwan Fraser Legal
Solicitors & Estate Agents

CATRINE



The Village of Catrine is located within the district of East Ayrshire, which was formerly a center of cotton manufacture. The village lies on the River Ayr which previously provided water power for local industry. And is located two miles (three kilometres) south-east of Mauchline.

Catrine was constructed around one of the first cotton mills in Scotland in 1787 by Claud Alexander of Ballochmyle (who had made a not insignificant fortune as Commissary General in India) in partnership with David Dale. A plan of Catrine at that time shows the hamlet consisted of eleven buildings, including a smithy and corn mill.

In 1801, the factory was purchased by Messrs James Finlay & Co., of Glasgow. In 1802, two artificial lochs, covering between them 120 acres (0.49 km²), were constructed above Muirkirk, near the village of Glenbuck, to supply the cotton works. The business was greatly enlarged in 1823 when they added extensive bleaching works. The motive power for the works was supplied by wooden wheels, made from oak grown on Drumlanrig estate.

Today the village enjoys a tranquil existence within the larger district of East Ayrshire and is a fantastic base for a plethora of business operations with excellent links to the main motorway network.



A rare and unique opportunity has arisen to purchase a freehold factory warehouse/distribution commercial building that has serious potential to be developed to include a retail element, due to the buildings size layout design and location it could be used for a plethora of business opportunities and is a must view in today's market.

The factory is an offset semi-detached building accessed off a surfaced yard and car park to into the main delivery yard on the side elevation with main door visitor access to the front of the building.

The building is a steel frame construction with brick infill with bison floors with a flat concrete asphalt coated roof designed with internal non-load bearing brick/block infill walls clad internally (note these can easily be removed to increase or decrease manufacturing/storage spaces available).

Internally, the main building is rectangular in shape and used as a workshop/factory warehouse with specific areas sub-divided for various storage and manufacturing purposes. (as per the 3d floorplan) Spread over two main floors it contains an ideal mix of reception office suites and staff facilities including toilet accommodation on both floors.

Lighting is via strip lights with heating via ceiling mounted gas hot air blowers. The property has the benefit of three phase power supply as part of the main factory warehouse.

FLOOR AREA

From our onsite measurements and on a gross internal basis, the subjects extend to 11,000 sq. ft (1021 sq. Mtrs). Or thereby (please note any measurements provided are for guide purposes only)

RATING

From the Scottish Assessors website we note the Rateable Value to be £6,000. The property qualifies for 50% rates relief via the current Manufacturing rebate scheme, with the local authority please note this could be subject to change depending on the new occupier status.

TENURE

Freehold.

SERVICES

Gas, Water, Electric and Sewage all mains connected.

All fixtures and fittings are included as part of the sale and can easily be removed if not required

Use class orders: B2 General Industrial and B8 Storage/ Warehouse and Distribution



SHOP FLOOR 1

SHOP FLOOR 2



SHOP FLOOR 3



SHOP FLOOR 4



WAREHOUSE



OFFICE, OPTICIAN ROOM, STAFF ROOM & W/C



GROUND FLOOR PLAN & DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

Shop Floor 1	12.40m (40'8") x 9.20m (30'2")
Shop Floor 2 - Goods in Entrance	12.40m (40'8") x 9.20m (30'2")
Shop Floor 3	10.69m (35'1") x 6.30m (20'8")
Shop Floor 4	9.60m (31'6") x 9.20m (30'2")
Optician Room	4.80m (15'9") x 4.00m (13'1")

WC 1
WC 2
WC 3
WC 4
Storage
Store

3.00m (9'10") x 1.20m (3'11")
3.00m (9'10") x 1.20m (3'11")
2.40m (7'10") x 1.70m (5'7")
1.60m (5'3") x 1.00m (3'3")
4.10m (13'5") x 3.70m (12'2")
3.20m (10'6") x 2.11m (6'11")

“...INDUSTRIAL FACTORY
WAREHOUSE WITH
RETAIL POSSIBILITIES...”



GROUND FLOOR PLAN & DIMENSIONS

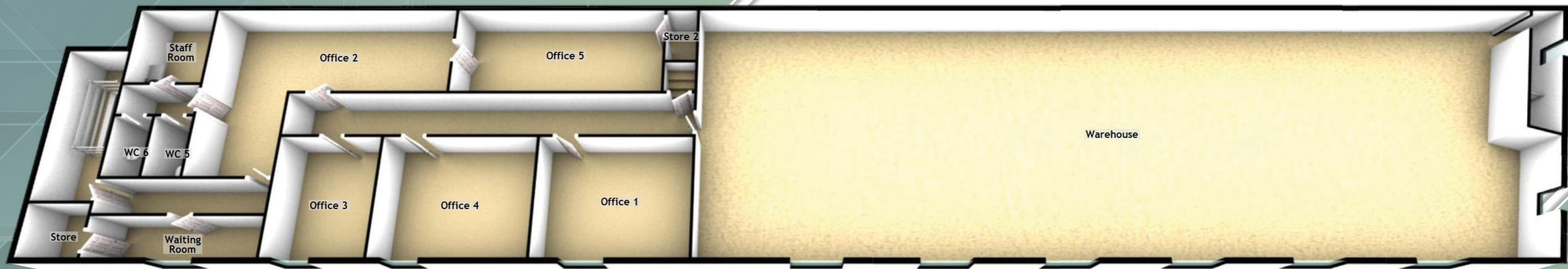
Approximate Dimensions
(Taken from the widest point)

Office 1	4.90m (16'1") x 3.90m (12'10")
Office 2	8.00m (26'3") x 3.60m (11'10")
Office 3	3.90m (12'10") x 3.20m (10'6")
Office 4	4.90m (16'1") x 3.90m (12'10")
Office 5	6.90m (22'8") x 3.80m (12'6")

Warehouse	27.36m (89'9") x 8.40m (27'7")
Waiting Room	5.40m (17'9") x 1.30m (4'3")
Staff Room	2.60m (8'6") x 2.50m (8'2")
Store	2.60m (8'6") x 1.70m (5'7")
Store 2	1.80m (5'11") x 1.00m (3'3")
WC 5	2.00m (6'7") x 1.20m (3'11")
WC 6	2.00m (6'7") x 1.20m (3'11")

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“...A UNIQUE OPPORTUNITY HAS
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FACTORY WAREHOUSE/DISTRIBUTION
COMMERCIAL BUILDING...”



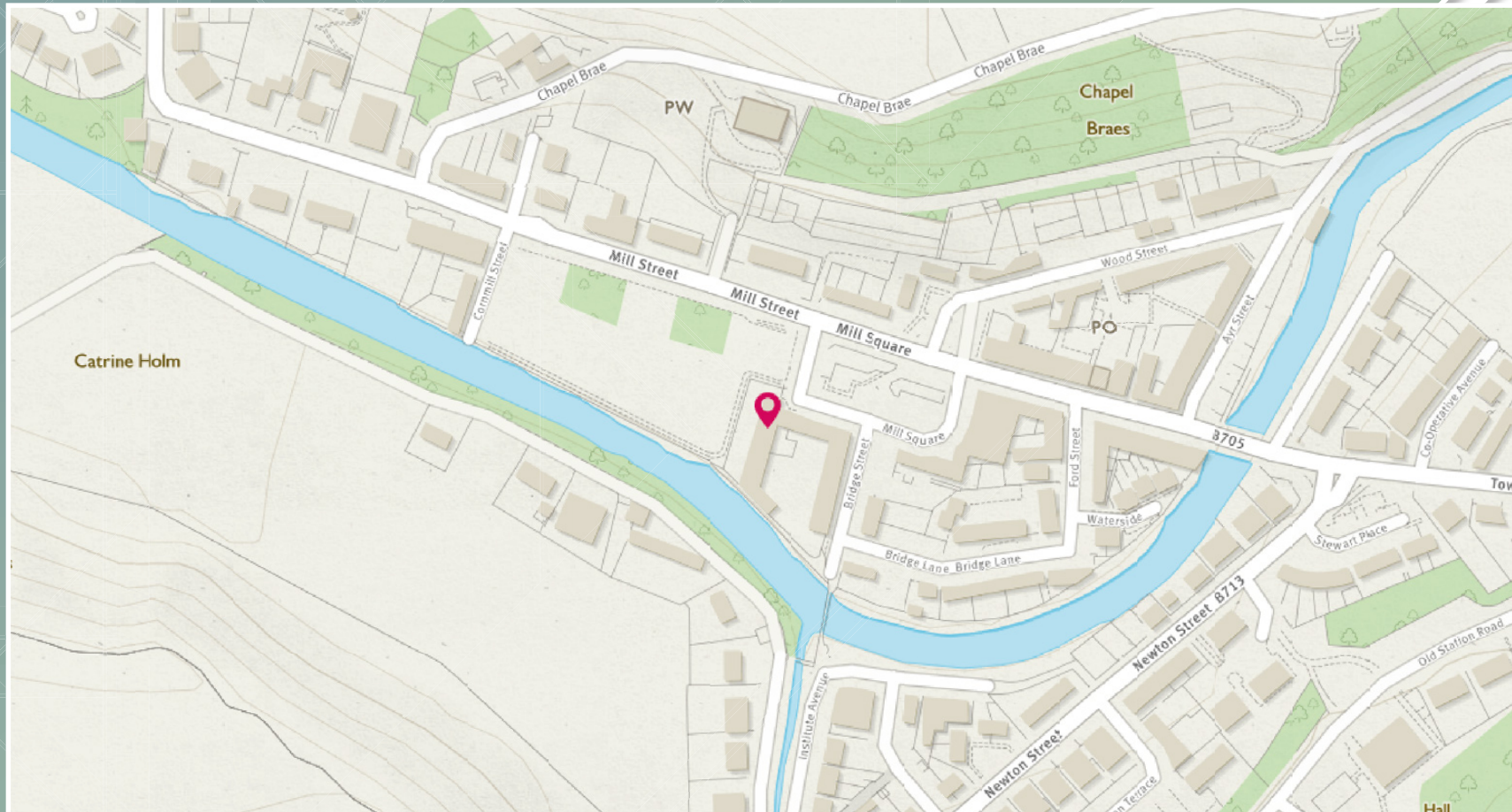


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Text and description
BILL CORBETT
Commercial Director



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer