

**> FOR SALE**



## 27 BEDROOM CARE FACILITY

VICTORIA HOUSE • 6 BOYLE STREET • IRVINE • KA12 8PG

- Central location in Irvine
- Close to shopping centre, railway station and the harbourside
- Former homeless facility with 27 en suite bedrooms
- Potential for other uses, subject to planning
- Total gross internal area of 1,191 sqm (12,820 sqft)
- Offers over £150,000 are invited

**DM HALL**  
CHARTERED SURVEYORS

**Commercial Department**  
15 Miller Road, Ayr, KA7 2AX  
01292 268055

## LOCATION

Boyle Street is located just off the Victoria Roundabout to the west of Irvine Town Centre, parallel to the Glasgow-Ayr railway line and a short walk from the Rivergate Shopping Centre, Irvine railway station and the Harbourside area. Nearby occupiers include Irvine Victoria FC, a religious hall, and the headquarters for North Ayrshire Council.

Irvine is located within the North Ayrshire Council area, around 35 miles south west of Glasgow and has a resident population of around 36,000 persons.

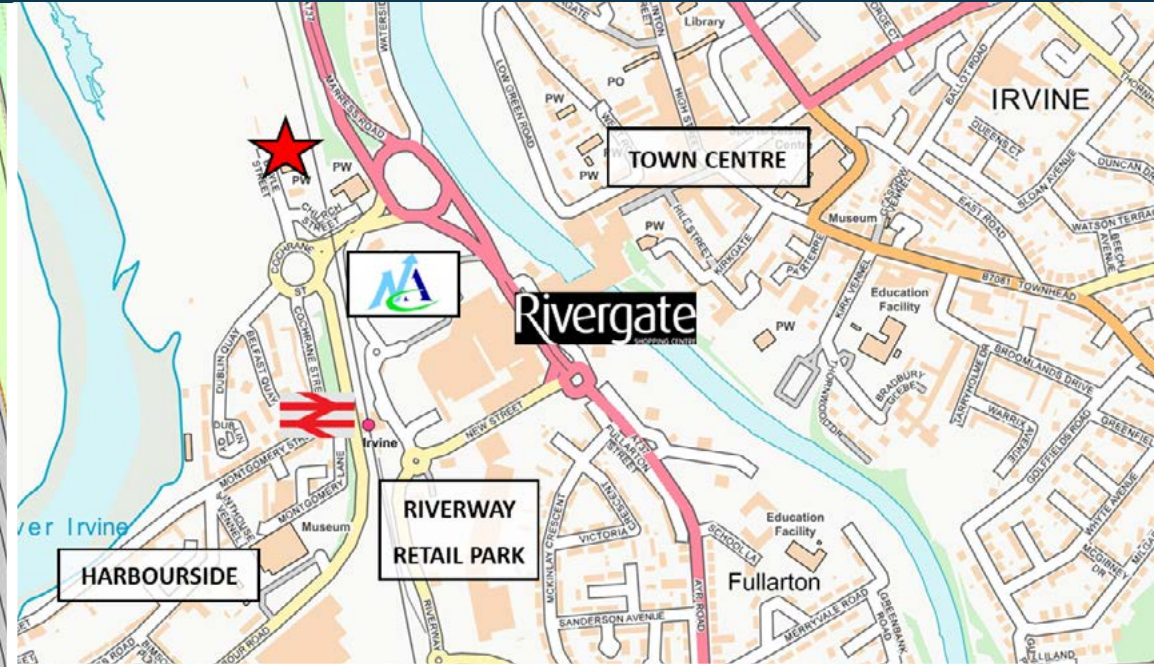
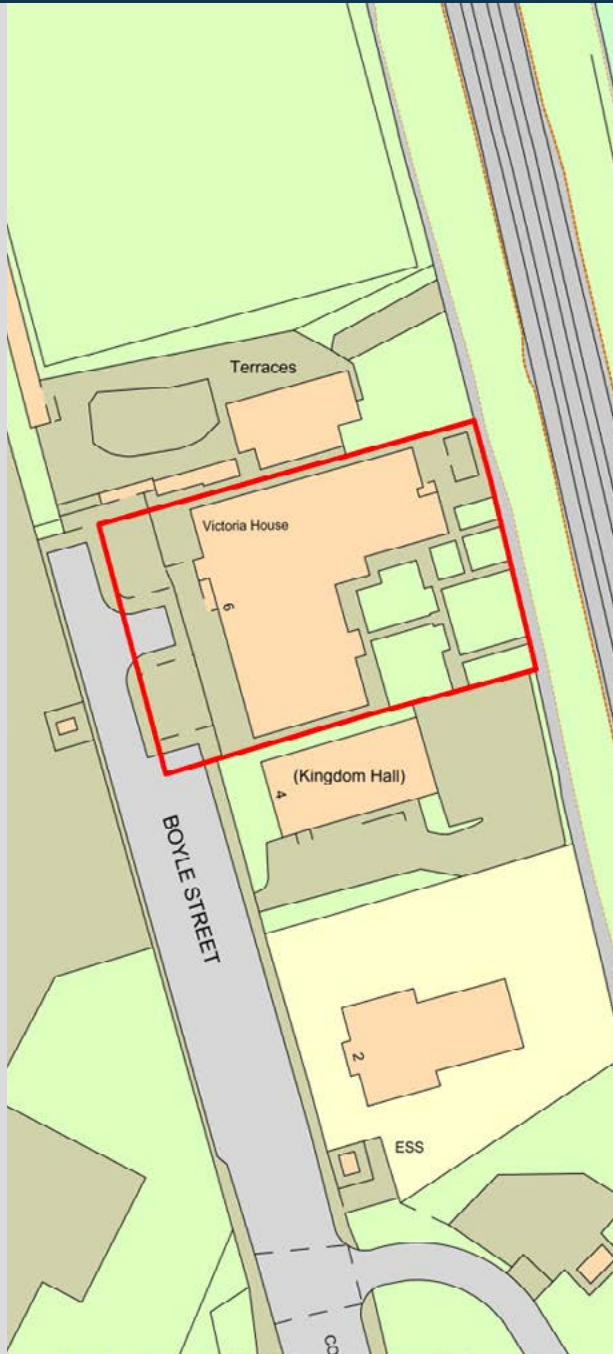
## DESCRIPTION

Victoria House, is a detached care facility built in 2000 and of modern design, contained over two floors with a lift accessing the upper floor.

The building has 27 en suite bedrooms, various offices and meeting rooms, a residents lounge, laundry room, kitchen area with five working kitchens and ancillary accommodation. An indicative layout plan is provided.

The property was built for used as a homeless person's facility and may be suitable for other multiple occupation uses. The property has potential for residential conversion, or, commercial development, subject to the necessary consents.

Further enquiries should be directed to North Ayrshire Council in this regard on **01294 310000**.

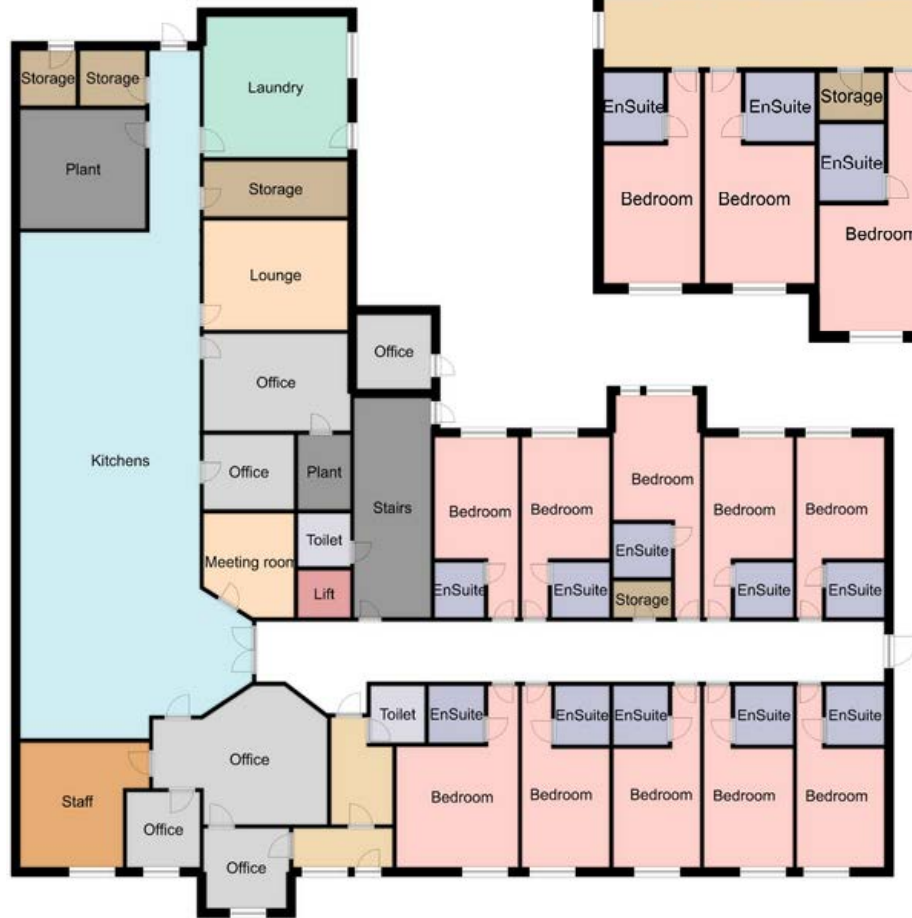


## AREAS

The property extends to the following gross internal floor areas:

Ground Floor:	693 sqm	(7,459 sqft)
First Floor:	498 sqm	(5,361 sqft)
<b>Total:</b>	<b>1,191 sqm</b>	<b>(12,820 sqft)</b>

## GROUND FLOOR



## FIRST FLOOR



## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents: -

### DM Hall LLP

Contact: Anthony Zdanowicz

Email: [anthonyz@dmhall.co.uk](mailto:anthonyz@dmhall.co.uk)

Call: 07768 031297



## RATING

The rateable value is £96,250

## PRICE

Offers over £150,000 are invited for our client's heritable interest in the property.

Prices are quoted exclusive of VAT (if applicable).

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## Commercial Department

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