

## Sovereign House, Academy Road Irvine, KA12 8RL

lot 127

### Heritable Business Centre Investment

- Prominent roadside site in Irvine
- Category B Listed building (no vacant rates payable)
- Close to town centre and amenities
- Generous on-site car parking
- Gross income £83,326 p.a.x.

Rent  
£83,326  
per annum  
exclusive  
(Gross)  
(See Note  
5)



### Location

Miles: 30 miles-south west of Glasgow  
15 miles north of Ayr

Roads: M77, A78

Rail: Irvine Rail

Air: Prestwick Airport, Glasgow International Airport

### Situation

Irvine is a former New Town located in the west of Scotland some 30 miles south-west of Glasgow and 15 miles north of Ayr.

The town enjoys good road connections to the M77 motorway.

The property is located in a prominent position overlooking Maress Road, a dual carriageway inner ring road and one of the town's main thoroughfares, leading from Rivergate Shopping Centre to Kilwinning Road. Irvine Sports Club Playing Fields and the River Irvine are located across the road from the property and linked by a footbridge.

### Description

The subject property comprise the former Irvine Royal Academy, a sandstone period building providing two floors of offices.

A major refurbishment programme has been carried out to the property. There is disabled access, a passenger lift serving the first floor and private on site parking with 42 spaces.

The office suites vary in size and have perimeter trunking and central heating.

### Tenure

Heritable (Scottish equivalent of English Freehold).

### VAT

VAT is not applicable to this lot.

### Viewings

Please contact Mhairi Jarvis. Tel: +44 (0)131 552 5191

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### Tenancy and accommodation

Accommodation	Use	Floor Areas (Approx)	Tenant	Term	Rent (gross)	Review/ (Reversion)
Suite 1	Office	227.98 sq m (2,454 sq ft)	<b>ANCHO LIMITED</b>	10 years from 30/09/2010	£19,630	(29/09/2020)
Suite 1a	Office	60.85 sq m (655 sq ft)	<b>VACANT</b>			
Suite 2	Office	124.12 sq m (1,336 sq ft)	<b>VICTIM SUPPORT SCOTLAND (1)</b>	1 year from 05/04/2016	£14,000	(05/04/2017)
Suite 2a	Office	23.59 sq m (254 sq ft)	<b>VACANT</b>			
Suite 3	Office	144.92 sq m (1,560 sq ft)	<b>SCOTTISH CHILDREN'S REPORTER ADMINISTRATION</b>	5 years from 13/06/2016	£12,500	(12/06/2021)
Suite 4	Office	130.43 sq m (1,404 sq ft)	<b>PROVIDENT FINANCIAL MANAGEMENT SERVICES LTD</b>	5 years from 01/04/2013	£9,000	(31/03/2018)
Suite 5	Office	44.59 sq m (480 sq ft)	<b>1ST HOME CARE LTD</b>	5 years from 01/07/2016 (2)	£3,840	01/07/2019 (01/07/2021)
Suite 5a	Office	26.19 sq m (282 sq ft)	<b>1ST HOME CARE LTD</b>	5 years from 01/07/2016 (3)	£2,256	01/07/2019 (01/07/2021)
Suite 6	Office	122.44 sq m (1,318 sq ft)	<b>SOUTH WEST SCOTLAND COMMUNITY JUSTICE AUTHORITY</b>	5 years from 07/08/2011 (6)	£11,200	(06/08/2017)
Suite 7	Office	63.92 sq m (688 sq ft)	<b>VACANT</b>			
Suite 8	Office	51.09 sq m (550 sq ft)	<b>VACANT</b>			
Suite 9	Office	126.62 sq m (1,363 sq ft)	<b>CORNERSTONE COMMUNITY CARE</b>	5 years from 02/09/2013	£10,900	01/04/2017 (4) (01/09/2018)
Suite 10	Office	62.24 sq m (670 sq ft)	<b>VACANT</b>			
<b>Totals</b>		<b>1,209.03 sq m (13,014 sq ft)</b>			<b>£83,326 (5)</b>	

(1) Victim Support Scotland occupy suite 2 by way of a licence. This licence is currently running on a tacit relocation basis for the period 05/04/2016 to 04/04/2017.

(2) There is a tenant break option on 01/07/2019.

(3) There is a tenant break option on 01/07/2019.

(4) There is a tenant break option on 01/04/2017. Note, if the break is not exercised there is a rent free period for a period of one calendar month.

(5) The net income totals £52,931.93 pa after all landlord's void and holding costs. Please refer to the legal pack for further information.

(6) South West Scotland Community Justice Authority remain in occupation by way of tacit relocation.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby  
Tel: +44 (0)207 320 3968  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Associate Auctioneers:

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### Seller's Solicitors:

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