



THOMAS MURRAY
PROPERTY



Commercial Premises

1 Hamilton Street

Girvan

KA26 9EY



Reception



Front Office



Private Office



Reception



Front Office

1 Hamilton Street, Girvan

Prominent Town Centre Commercial Premises

Distinctive Category B Listed Building | Floor Area 95m² |

2 Private Car Parking Spaces

Offers Over £49,000

An exceptional opportunity to acquire a distinctive commercial property occupying a highly prominent position within Girvan town centre.

1 Hamilton Street comprises a Category B Listed Building dating from 1856 and is described in the listing schedule as an Italianate bank building, featuring a canted angle bay, three bays to Hamilton Street and four bays to Bridge Street.

Formerly occupied as a solicitors' office, the property provides well-presented accommodation together with a private car parking space. The premises offer an attractive opportunity for an owner-occupier seeking a characterful and highly visible town-centre property with the potential for immediate occupational use.

The building's landmark position, architectural character and quality of accommodation combine to create a commercial property which is difficult to replicate elsewhere in the local market.

The accommodation is arranged to provide a practical combination of reception, office and ancillary areas, including:

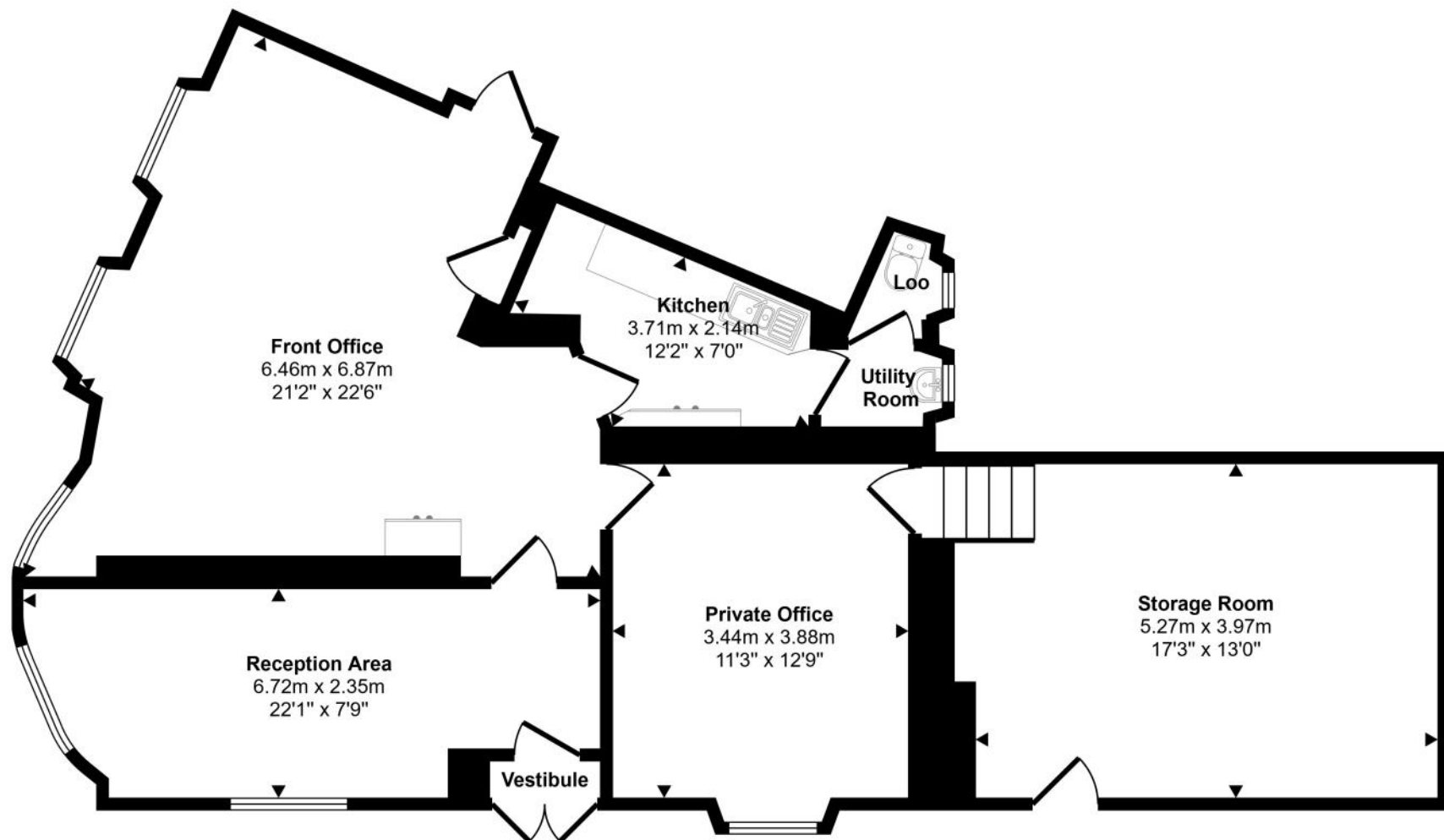
- Reception
- Front office
- Private offices
- Kitchen and Toilet
- Store

Gas central heating. A floor hatch in the front office provides access to basement storage.

The property benefits from a generous sense of volume, with exceptional ceiling heights which contribute to the overall feeling of space.

The property is considered particularly suitable for an owner-occupier requiring a prominent and immediately recognisable business address within Girvan town centre.

Approx Gross Internal Area
95 sq m / 1021 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Front Office



Private Office



Private Office



Reception



Kitchen



Store



Private Car Park Spaces



View from Building

General Comments

The existing layout could accommodate a range of professional and service-based occupiers, potentially including solicitors, accountants, financial advisers, architects, therapists, consultants and similar businesses, subject to the relevant planning requirements.

Potential for Alternative Uses

The property's prominent location, architectural character and visibility may also provide scope to consider alternative forms of occupation.

The current use would appear to fall within Class 1A, covering shops, financial, professional and other services. Prospective purchasers may wish to make their own enquiries with the relevant Planning Department regarding the potential for alternative uses, which could potentially include food and drink, leisure or mixed-use occupation.

Any prospective purchaser should satisfy themselves regarding the acceptability of their proposed use and obtain all necessary planning, building warrant and listed building consents before proceeding.

Location

The property occupies a particularly prominent position at the junction of Hamilton Street and Bridge Street within Girvan town centre.

Its distinctive architectural appearance and visibility provide an excellent profile for an owner-occupier seeking a central business location.

Girvan is a coastal town in South Ayrshire, providing a range of local shops, professional services and amenities. The town benefits from its position on the Ayrshire coast and provides good road and rail connections to surrounding towns and the wider region.

Important Information

Particular attention should be given to the property's Category B Listed Building status and any implications this may have for proposed alterations, change of use or works to the building.

Rateable Value

£4,150 effective from 01.04.26

Energy Efficiency Rating

D49

To view contact



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Pre-Sale Valuation & Appraisal

Thinking of selling your home? Get in touch with us for expert advice. Tom Murray, AssocRICS, a Surveyor and RICS Registered Valuer, can provide an accurate valuation of your property together with practical advice on preparing your home for sale.

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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