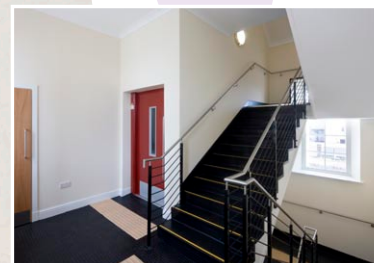
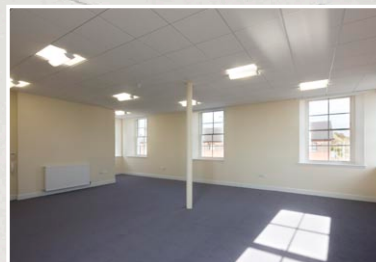


## 78 Princes Street, Ardrossan



The Grade B listed building has been completely renovated by Irvine Bay Regeneration Company, and is now being developed to provide an art gallery on the ground floor, with studio space available for artists to let on the first and second floors.

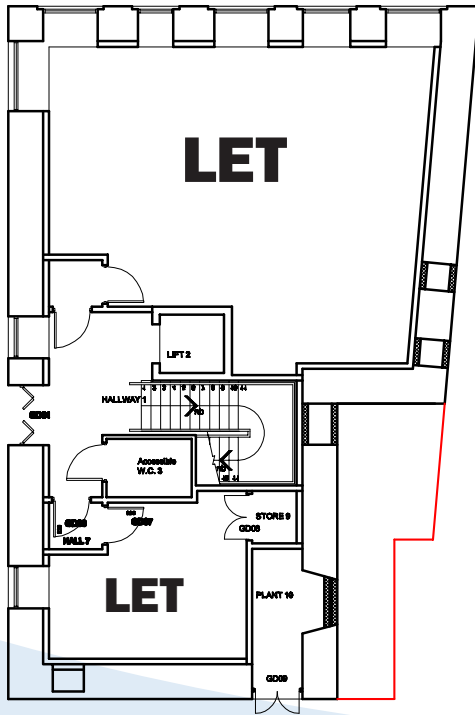
The art gallery, Phoenix Art, is a commercial project which will display and sell a selection of Scotland's top artists, with opening nights and preview events for artists as well as opportunities for corporate events. The project will focus on promoting Scottish artists, with open exhibitions to attract artists and visitors from all over Scotland.

The building has a central location close to Ardrossan Town and South Beach railway stations, with bus services on its doorstep, convenient car parking and other facilities in the town.

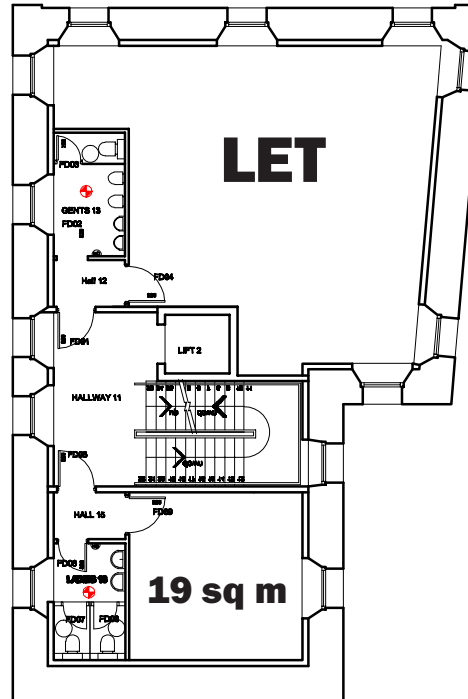
There is currently studio space available in the building and artists who are interested in joining this developing arts hub should get in touch.

# Floor plans

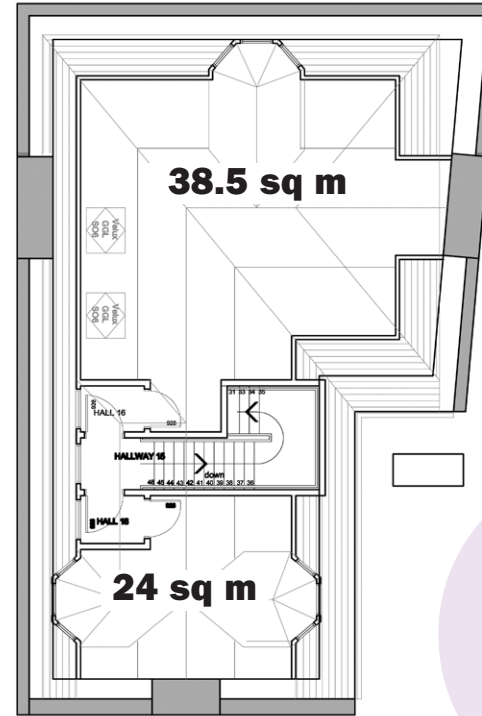
Gallery



Artists' studio 1st floor



Artists' studio 2nd floor



## Sizes

19 sq m to 69 sq m

## Lease terms

Flexible lease terms from 1 year and longer

## Further information

### Contact:

Arthur Watson  
awatson@irvinebay.co.uk

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Regeneration Company  
43 Ardrossan Road  
SALTCOATS, Irvine Bay  
KA21 5BS

t. 01294 608634  
[www.irvinebay.co.uk](http://www.irvinebay.co.uk)

# Location

