



## Vernon Street, Saltcoats (Former station building)

Irvine Bay Regeneration Company is bringing this B listed building back to life.

Located at the train station in the heart of Saltcoats' town centre and close to the main shopping streets and bus routes, the former station building would be ideally suited for a restaurant, cafe bar or retail use on the ground floor, with offices on the first floor.

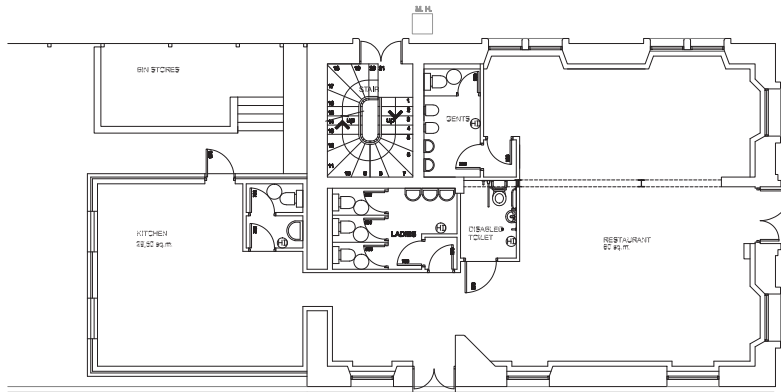
Irvine Bay is carrying out both external and internal refurbishment and the premises will only require internal fit-out. We are currently looking for expressions of interest from potential occupiers.



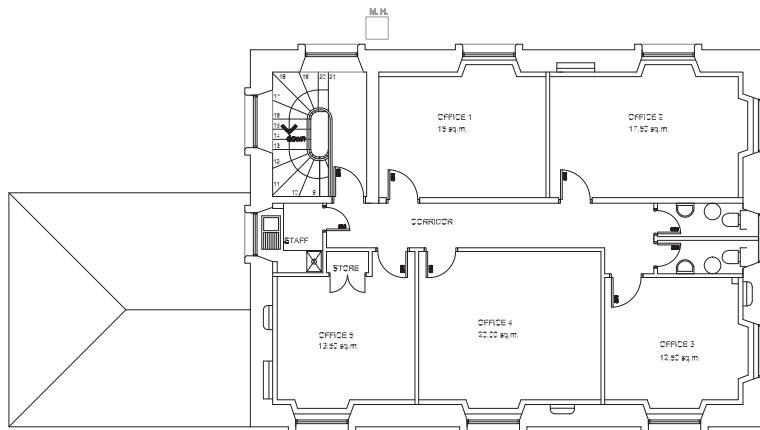
# Floor plans

(Layout for information only. Other viable layouts will be considered.)

**Ground floor**  
132 sq m



**First floor**  
ranging from  
13.5 to 20.5 sq m  
with a total area  
of 79 sq m



# Location



## Uses

Food and beverage or retail on the ground floor; offices on the first floor

## Lease term

Flexible lease terms from 1 year and longer

## Availability

Due for completion June 2010

## Further information

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