





## LOCATION

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000.

The subjects are located on Dalblair Road close by its junction with Alloway Street in a prominent location within Ayr town centre.

#### THE PROPERTY

The subjects comprise former garage premises although used laterally as a retail unit.

The building is formed in brick walls with mainly pitched roofs clad in a combination of profile sheet and tile.

The unit has a recessed entrance allowing off-street car parking and includes a workshop, retail/showroom area and office at ground floor level with further offices and wc on the upper floor of the building.

#### **PLANNING**

Planning consent was granted by South Ayrshire Council for a mixed retail and office development under reference 06/002/FUL, this has lapsed however our clients would be willing to provide copy plans and decision notice from South Ayrshire Council to interested parties.

Taking into account its town centre location the property is suited to commercial or residential development, although interested parties would require to make their own enquiries with South Ayrshire Council.

#### **RATING ASSESSMENT**

The subjects are currently entered in the Valuation Roll as follows:- RV £19,400

#### TITLE CONDITIONS

There is an obligation upon any purchaser to form six car parking spaces in the area, shown hatched green on the plan opposite, for the sole use of the adjacent Ayrshire & Galloway Hotel. Further information is available upon request.

### **ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

#### **PRICE**

Offers are invited in respect of our client's interest. Clean unconditional offers would be preferred although offers conditional on planning consent will be considered.

#### COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## **VALUE ADDED TAX**

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

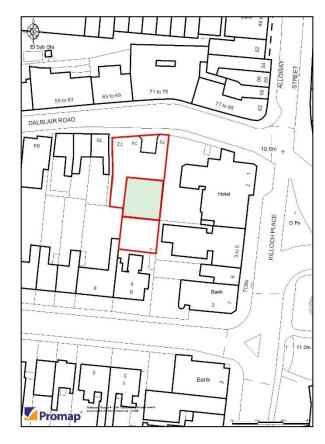
#### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

# 72/76 DALBLAIR ROAD, AYR

ACCOMMODATION	SqM	SqFt
TOTAL	576.5	6,205

The above area has been calculated on a net internal area basis.



# For further information or viewing arrangements please contact the sole agents:

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