

## TOWN CENTRE DEVELOPMENT OPPORTUNITY

- > PROMINENT TOWN CENTRE LOCATION
- > COMMERCIAL OR RESIDENTIAL DEVELOPMENT OPPORTUNITY
- > OFFERS INVITED



# FOR SALE

**72/76 DALBLAIR ROAD, AYR, KA7 1UQ**

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## 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
<b>TOTAL</b>	<b>576.5</b>	<b>6,205</b>

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



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2020**

