



South Ayrshire Council
Newton House
30 Green Street Lane
Ayr KA8 8BH

CLOSING DATE: 12 NOON FRIDAY 23 NOVEMBER 2018



FOR SALE/LEASE

**DARLINGTON CHURCH
MAIN STREET, AYR**

LOCATION

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The subjects are situated on the west side of Main Street at its junction with North Harbour Street within the centre of Ayr. The property is surrounded by a mix of residential and commercial uses.

DESCRIPTION

Darlington Church is a former church building of sandstone construction with a pitched roof with a slate covering. The two storey property was most recently utilised by a performing arts company and provides 2 large open plan areas with office and storage space on the ground floor.

The property has been vacant for a number of years and will require to be refurbished ahead of any future use.

PLANNING

Darlington Place Church dates from 1860 and is a category B-listed building. It is also currently listed on the Buildings at Risk Register maintained by Historic Environment Scotland (HES).

The primary objective of any development is to secure the re-use of the building. The Local Development Plan identifies the site within the peripheral retail area of the town centre. To encourage the flexible re-use of the building a full range of town centre uses and other complementary uses may be supported (defined in the LDP as Classes 1,2,3,4,7,9,11 and sui generis public houses). Non-town centre uses may be acceptable, as long as they support the character of the area and do not undermine the vitality or viability of the town centre.

Any proposed alterations to the building must not compromise the character or setting of this listed building. Pre-application discussions with the Council's Planners are strongly encouraged for any proposed change of use.

For further information contact the Council's Planning Service on 01292 616 107.

GROSS INTERNAL AREA

The property extends to approximately 802 sq m (8,633 sq ft).

RATEABLE VALUE

The rateable value is currently £26,750.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is G.

PROFESSIONAL FEES AND COSTS

The purchaser will be responsible for the Council's legal and surveyor's fees as well as any costs incurred in this transaction.

OFFERS

Please note that a closing date for final offers for this property has been set for **12 noon on Friday 23 November 2018**.

Formal written offers to either lease or purchase this property are invited. Where an offer is conditional on funding or any statutory consents, a detailed timetable for the tenant/purchaser to obtain funding or secure the necessary consents must be provided. **Offers submitted in any other format, including those submitted by fax or e-mail, will not be considered.**

Envelopes containing offers must be clearly marked '**Darlington Church Offer, do not open before 12 noon, Friday 23 November 2018**' and should be sent to: -

Estates Section
South Ayrshire Council
Newton House
30 Green Street Lane
Ayr
KA8 8BH

Interested parties should note that the Council is not necessarily seeking the highest offer but one which demonstrates that careful thought has been given to the redevelopment / refurbishment of the property and proposes a use which is sustainable as demonstrated by a detailed business plan covering at least the initial 5 year period after purchase of the property has been concluded.

Any parties interested in leasing the property should note that the Council will be leasing the property in its present condition and it will be offered on the basis of a new full repairing and insuring (FRI) lease for a term to be agreed. (A copy of the Council's standard lease is available on request).

Offers must contain full details of the proposed use along with the business plan setting out the anticipated costs of both redeveloping and occupying the premises for a 5 year period. Offers should provide details of all sources of funding as well as any conditions attached to the funding. Offers not containing this information may be considered invalid.

Interested parties should be aware that South Ayrshire Council is not in a position to contribute to the refurbishment / redevelopment or the future running costs associated with this property.

A recent structural survey has been carried out and is available on request.

TITLE

Interested parties should be aware that this property has been identified as being under the ownership of Ayr Common Good Fund. Under the conditions on the disposal of Common Good property, South Ayrshire Council will require to obtain the authority of the courts before it can conclude a lease or sale for this property. The application to the court can only be made once an acceptable offer has been received and approved by the Council. Further information is available on request.

CONTACT

For further information and access please contact: -

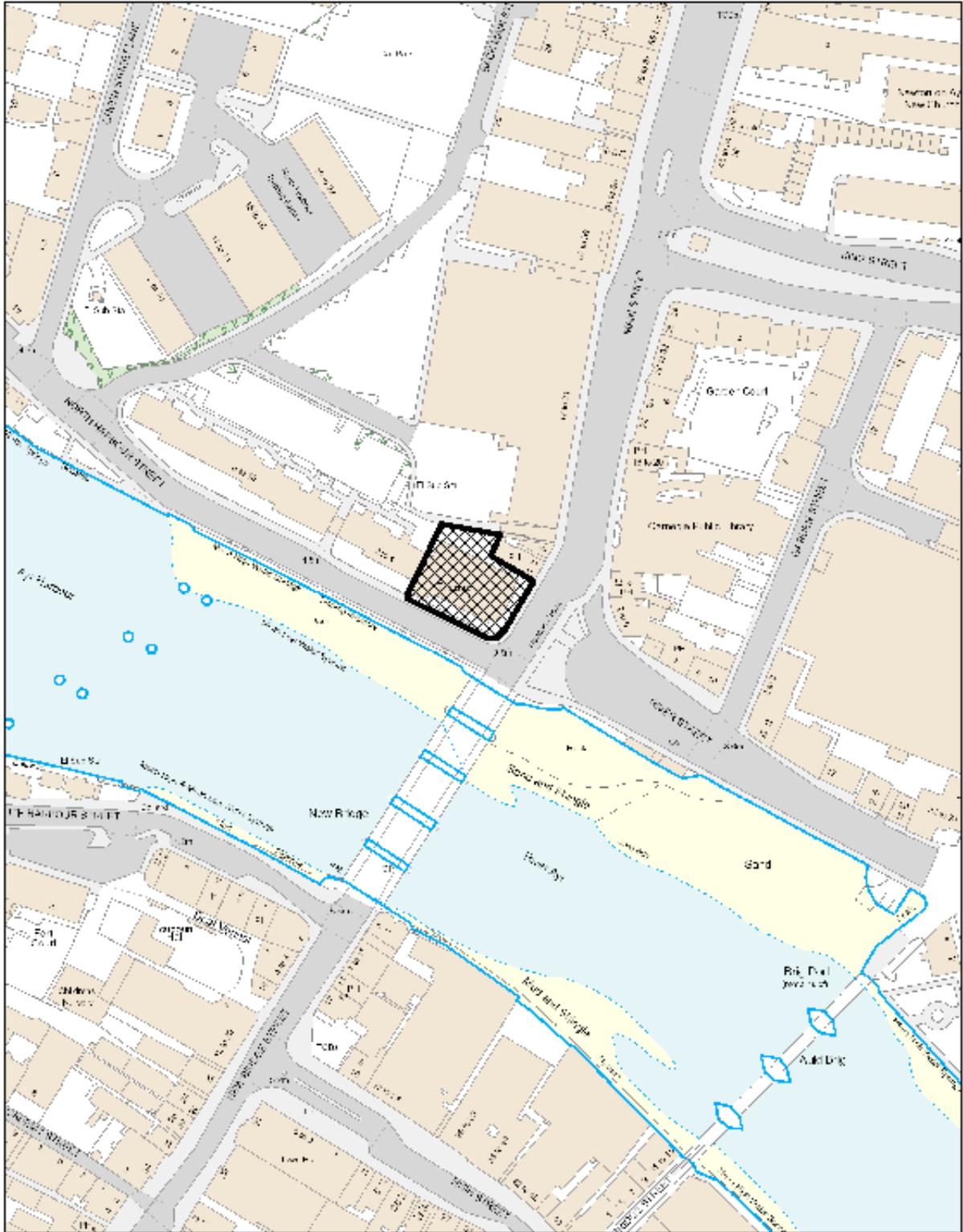
Robert Campbell: - 01292 612 833

David Anderson: - 01292 612 951

E-mail: robert.campbell2@south-ayrshire.gov.uk
david.anderson2@south-ayrshire.gov.uk

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.

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Darlington Church, Main Street, Ayr

Scale 1:1500



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