



FOR SALE

**FORMER PUBLIC CONVENIENCES
RIVER 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 located on the south side of River Street close to its junction with Garden Street and adjacent to the River Ayr. This area is dominated by a variety of retail and leisure uses and is a short walk to the north of the town centre.

DESCRIPTION

The single storey building is of sandstone construction with a painted render finish to the River Street elevation. The building was formerly used as a public convenience with a small storeroom in addition to separate ladies and gents toilets. The building benefits from a number of windows overlooking the river. **EPC rating: - N/A.**

PLANNING

The former toilets are located in the retail periphery of the town centre, where a wide range of town centre and other complementary uses would be acceptable. This is likely to include, for instance, retail, offices, café, restaurant, leisure/tourism uses. For more detailed information please contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk.

GROSS INTERNAL AREA

The building extends to approximately 58 sq m (624 sq ft) or thereby.



SERVICES

While we understand that mains drainage, water and electricity are available within or are immediately adjacent to the property, prospective purchasers should make their own enquiries regarding the availability of these connections.

RATEABLE VALUE

The rateable value is currently £8,200.

PROFESSIONAL FEES

The successful purchaser will be responsible for the Council's legal and surveyor's fees and costs as well as any Land and Buildings Transaction Tax (LBTT) incurred in the course of this transaction.

OFFERS

Offers are invited for the Council's heritable interest in this property. A closing date for offers may be fixed and prospective purchasers are advised to register their interest by e-mailing the Council's Estates Section.

CONTACT

For further information and access please contact: -

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