



FOR SALE

**OFFICE/RETAIL UNIT
18 GEORGE 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 in a mixed residential and commercial area to the north-east of the town centre and located on the east side of George Street opposite the entrance to the TK Maxx department store.

DESCRIPTION

The subjects comprise a two storey semi-detached building which is triangular in shape. The property is single fronted with a large window. It is of brick construction with synthetic stone facing and partial timber cladding to the front. There is a flat roof which is covered with bituminous felt or a similar material.

ACCOMMODATION

The rooms have the following approximate areas: -

Ground floor:

Main	21.1 sq m
Toilet	2.0 sq m

First floor:

Office	17.7 sq m
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Total NIA	40.8 sq m (440 sq ft)
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SERVICES

The building has mains supplies of water and electricity and drainage is to the public sewer.

RATEABLE VALUE

The rateable value is currently £2,650.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate is available on request.

PLANNING

The subjects are located on the periphery of the town centre, where a wide range of complementary uses could be acceptable. The property is currently has consent for Class 2 office use and could be used as retail although any other alternative uses would require planning consent for a change of use.

If you require any further information in relation to the permitted use of the property please contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk.

SALE PRICE

Offers are invited for the heritable interest in this property.

PROFESSIONAL FEES

The purchaser will be responsible for the Council's professional fees as well as any Land & 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

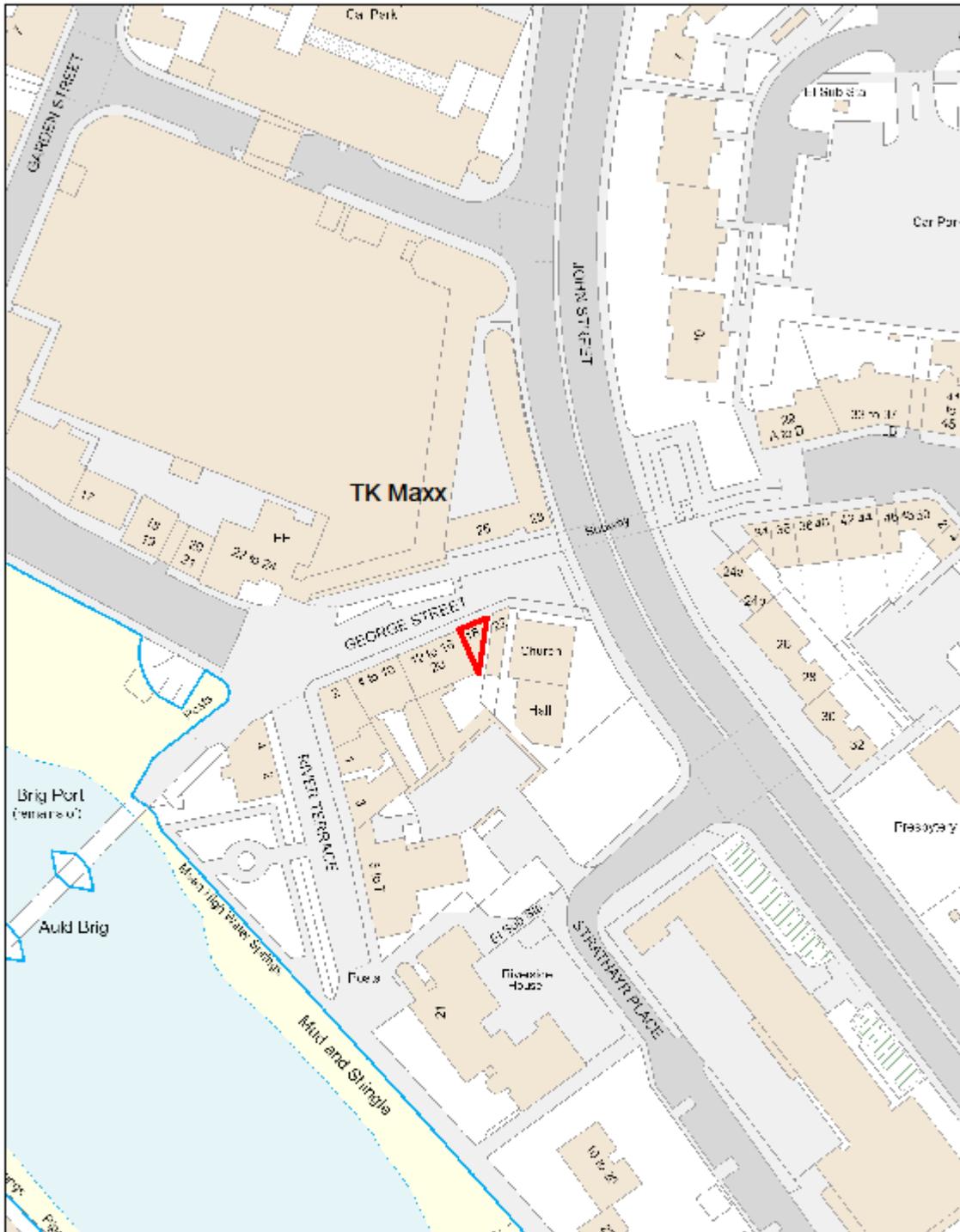
For further information and to arrange to view the property please contact: -

Anne Wilson – 01292 612996

Robert Campbell – 01292 612833

E-mail: anne.wilson2@south-ayrshire.gov.uk
robert.campbell2@south-ayrshire.gov.uk

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18 George Street, Ayr

Scale 1:1000



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