



**FOR SALE**

**DEVELOPMENT OPPORTUNITY  
15-17 SANDGATE, 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 benefit from a prominent frontage at the centre of Sandgate. Occupiers in the area include Royal Bank of Scotland, Unity Grill & Honeyman Bridal Boutique.

## **DESCRIPTION**

The subjects comprise a ground floor retail unit and mezzanine with two floors and attic space above. The attic space comprises a residential flat which is accessed via a separate entrance.

## **NET INTERNAL AREA**

The subjects extend to approximately 441 sq m (4,747 sq ft).

## **RATEABLE VALUE**

The rateable value of the property is currently £18,600. The flat on the upper floor is entered separately as Band C for the purpose of Council Tax.

## **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating of this property is G.

## **PLANNING**

The property is category B-listed and may be suitable for various uses including shop, office or restaurant with potential for residential on the upper floors.

Any development proposals may require planning consent for a change of use and pre-application discussions with the Council's Planners are strongly encouraged.

For further information contact the Council's Planning Service on 01292 616 107 or e-mail: - [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk).

## **SALE PRICE**

Offers are invited for the heritable interest in this property.

## TITLE

Prospective purchasers should be aware that this property has been identified as being held by The Common Good Fund of Ayr. Under the restrictive 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 sale. An application to the court can only be made once an acceptable offer has been received. Further information is available on request.

## PROFESSIONAL FEES

The purchaser will be responsible for the Council's professional fees as well as any Land and Buildings Transaction Tax (LBTT) incurred in this transaction.

## OFFERS

Formal written offers to purchase the Council's heritable interest in this property are invited. **Offers submitted in any other format will not be considered.** 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 details are below.

Offers should contain full details of the proposed use for the property. Submissions not containing this information may be disregarded.

## CONTACT

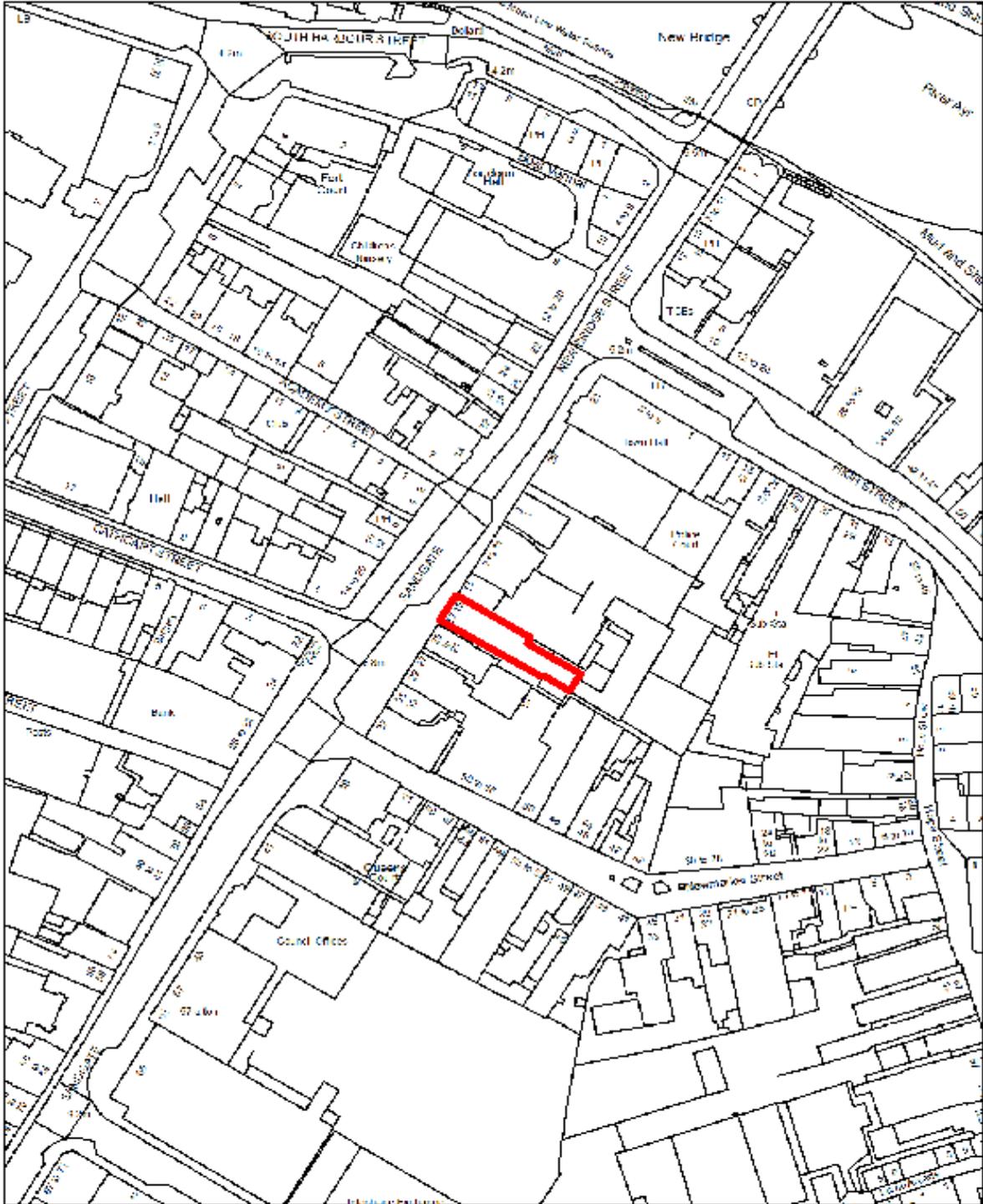
For further information and access please contact: -

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## 15 Sandgate, Ayr.

Scale 1:1250



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