



FOR SALE

**OFFICE/DEVELOPMENT OPPORTUNITY
10 WELLINGTON SQUARE
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 subject property is situated within Wellington Square, which serves as one of the prime office locations within Ayr. The property was previously used as offices by South Ayrshire Council.

DESCRIPTION

The building is part of a terrace of similar properties constructed in the early 1800's. Walls are of stone construction with a smooth render external coat. The main roof is pitched and slated.

The accommodation is spread over four floors; lower ground, ground, first and second (attic) floors.

There are two external brick outbuildings/stores to the rear of the property.

CAR PARKING

The property has a car park to the rear; however, the only access remains through the grounds of neighbouring 9 Wellington Square. There is no deed of servitude allowing access to the car park and access is currently only allowed through an informal arrangement.

This informal arrangement provides the occupier of 9 Wellington Square with six allocated car parking spaces to the rear of number 10. In return, access to the remaining car parking is allowed through the rear of number 9.

ACCOMMODATION

The following indicative areas have been calculated on a Net Internal Basis (NIA) and are intended for guidance only.

Ground	-	77 sq m
First	-	72.3 sq m
Second (Attic)	-	53.4 sq m
Lower Ground	-	60.7 sq m

SERVICES

The building has mains electricity, gas and water. Drainage is to the public sewer.

RATEABLE VALUE

The Rateable Value is currently listed at £34,900. The proposed 2026 Revaluation Rateable Value is listed at £37,600 with effect from 1st April 2026. The purchaser will be responsible for the payment of non domestic rates liability and water rates also applicable to the property.

PROFESSIONAL FEES

The ingoing tenant will be responsible for the Council's reasonable professional fees and associated costs incurred in the course of this transaction, including any LBTT liabilities.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

SALE

The subjects are offered for sale subject to the conclusion of satisfactory missives.

PLANNING

The property is currently identified as use Class 4 - Business and will require planning enquiry/consent for any proposed change of use.

Wellington Square is mainly comprised of offices and some residential properties. It is expected that these two main uses will be permitted under the Local Development Plan, however some other uses outside of these main two may be considered acceptable.

It is recommended that interested parties contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information.

OFFERS

Offers are invited for the purchase of the whole property based on current use/development. Potential.

A closing date for offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section: - estates@south-ayrshire.gov.uk

CONTACT

For further information and access please contact: -

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