

**TO LET**

**FORMER SWIMMING POOL**

**KIRKOSWALD ROAD, MAYBOLE**



## LOCATION

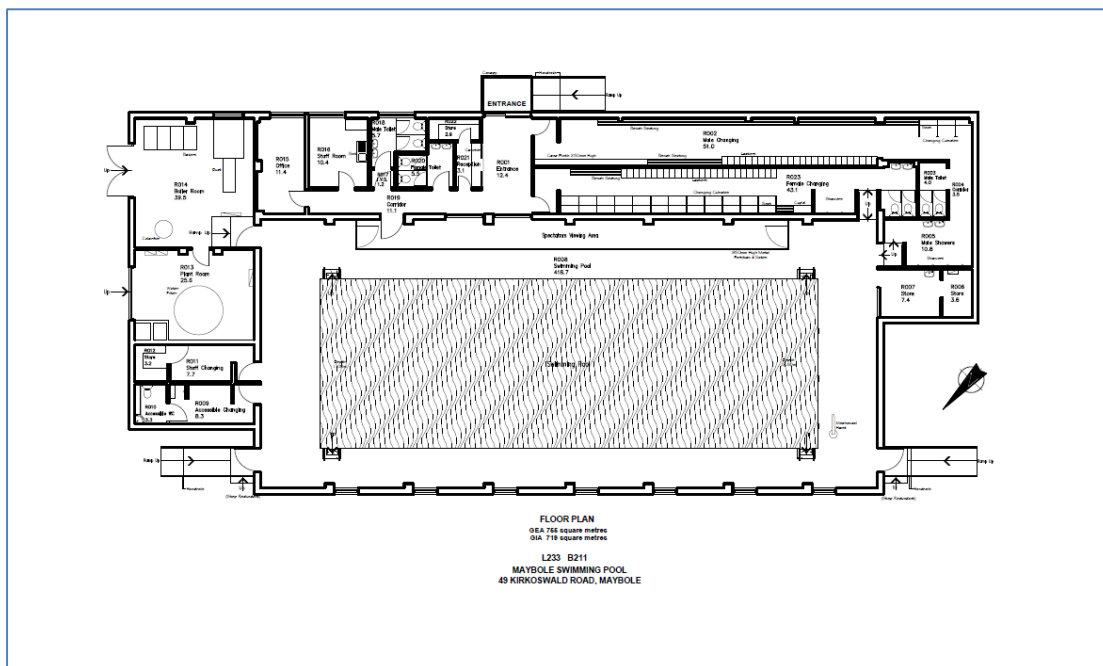
Maybole is a small town with a population of around 5,000 persons situated approximately 9 miles south of Ayr and 45 miles south-west of Glasgow City Centre.

The subjects are situated just off Kirkoswald Road adjacent to Maybole Bowling Club and Maybole Golf Course.

Following the construction of a new swimming pool at Maybole Community Campus the swimming pool in this location is now surplus.

## DESCRIPTION

The subjects comprise a single storey building with parking to the front. The building area is in the region of 755m<sup>2</sup> gross external and comprises a 25m swimming pool with associated male and female changing rooms. There are staff areas as well as office space and plant rooms.



## GROSS EXTERNAL AREA

The subjects extend to approximately 755 square metres.

## SERVICES

Mains drainage, water and electricity are available within the property.

## **RATEABLE VALUE**

The rateable value is currently £45,800. The tenant will be responsible for the payment of rates and water rates levied. The current rateable value is due to change at the 2026 revaluation and the draft RV just issued is assessed at £49,200 which will come into effect from the 1<sup>st</sup> of April 2026.

## **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating of this property is TBC.

## **PLANNING**

The property has historically been used for leisure purposes therefore any proposed use outwith this it is recommended that planning is contacted.

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](mailto:planning.development@south-ayrshire.gov.uk) for further information regarding their proposed use for this property.

## **LEASE**

The subjects are 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).

## **PROFESSIONAL FEES**

The ingoing tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

## **OFFERS**

The Council is inviting offers for the leasehold interest in this property. A closing date for offers has been set for 12 noon on the 12<sup>th</sup> of February. Any offers should detail the amount of annual rent proposed, how building will be run and used, and how, if successful, the running costs of the building, which include rent, rates and utilities, as well as internal and external repairs will be met.

Any party submitting an offer may be asked to submit financial references and/or bank statements demonstrating the financial ability to meet these costs.

## **CONTACT**

For further information and access please contact: -

Robert Campbell - 01292 612 453  
Peter Muir – 01292 616094

E-mail: [robert.campbell@south-ayrshire.gov.uk](mailto:robert.campbell@south-ayrshire.gov.uk)  
[Peter.muir@south-ayrshire.gov.uk](mailto:Peter.muir@south-ayrshire.gov.uk)

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## Maybole Swimming Pool

Scale 1:940



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