



**FOR SALE**

**2 SALTFIELD LANE, 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 within the town's North Harbour area to the north of the town centre. This area is dominated by a variety of commercial and light industrial uses.

## **DESCRIPTION**

The subjects comprise a single storey office of brick construction with a mono-pitch profiled metal sheet roof situated within an enclosed yard area. The property benefits from a separate store which is also of brick construction with a mono-pitch profiled metal sheet roof.

## **GROSS INTERNAL AREA**

The office extends to approximately 23.6 sq m (254 sq ft) comprising an office kitchen area, lobby and toilets while the store extends to approximately 23.6 sq m (254 sq ft).

## **SERVICES**

The building has mains supplies of water, electricity and gas.

## **RATEABLE VALUE**

The rateable value is currently £1,850.

## **PLANNING**

The property is available for business, storage or distribution use. Alternative uses may 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](mailto:planning.development@south-ayrshire.gov.uk).

## **PROFESSIONAL FEES**

The ingoing tenant 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 freehold interest in this site are invited. 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.

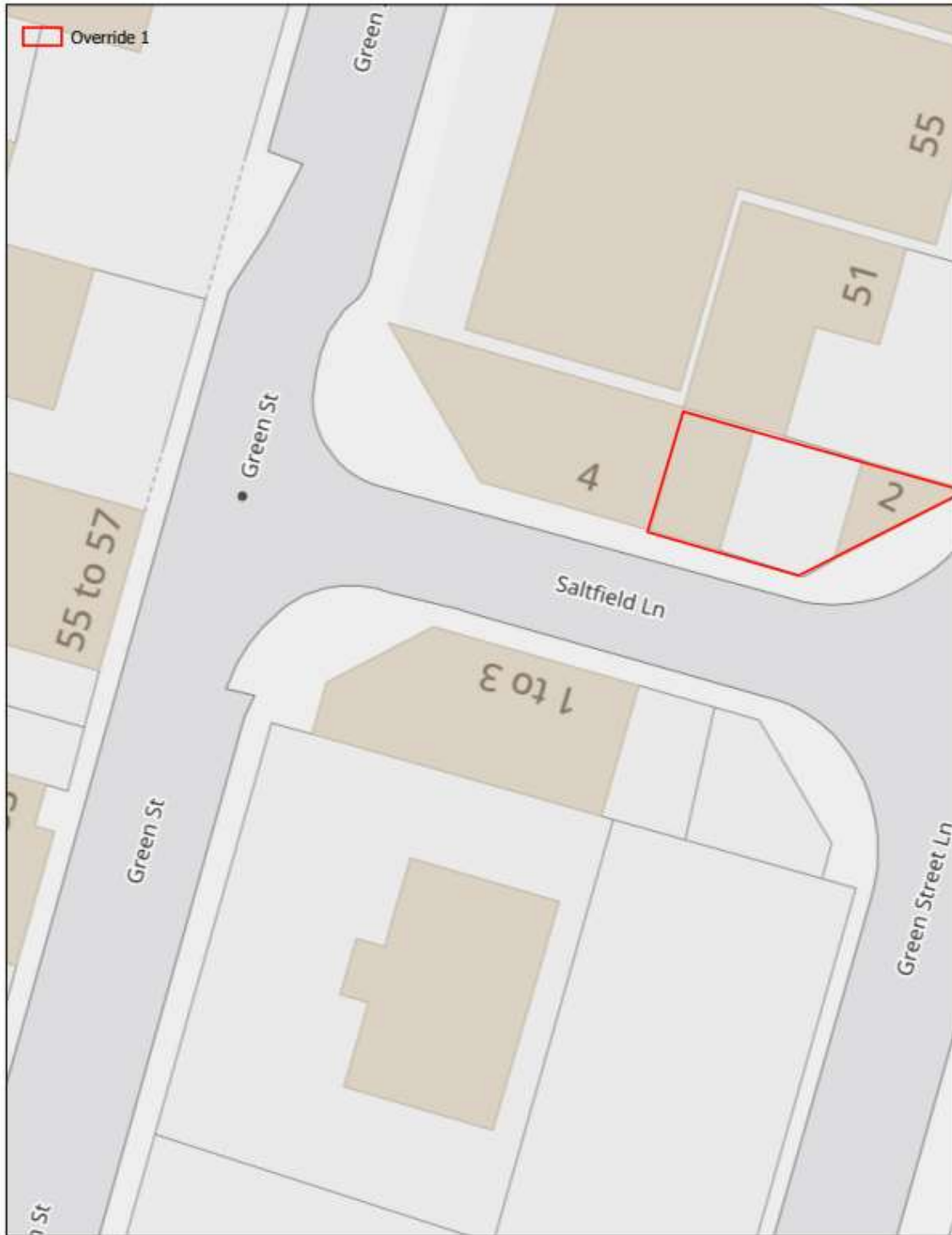
## **CONTACT**

For further information and access please contact: -

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Scale 1:331



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