



**FOR SALE**

## 22 Wellington Square Ayr KA7 1EZ

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Office for sale, 1,100 sq ft, £90,000 (offers in excess of)

For more information visit <https://realla.co/m/38681-22-wellington-square-ayr-ka7-1ez-22-wellington-square>

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## Ground Floor Offices For Sale

The subjects comprise a mid-terraced two storey office building of stone construction with a paint and render finish beneath a pitched and slated roof interconnecting to a single storey rear extension of brick construction with a pitched and slated roof. Access to the property is gained via a stepped single doorway to the front elevation and a ramp access to the rear.

Internally the subjects comprise office accommodation with storage, kitchen and WC facilities

### Highlights

- Ground Floor Office Suites with Public Car Parking
- Prominent Office Location
- Potential for 100% Rates Relief
- 102.23 sq m (1,100 sq ft)

### Property details

<b>Price</b>	£90,000 (offers in excess of)
<b>Building type</b>	Office
<b>Rates detail</b>	Potential for 100% Rates Relief
<b>Rateable value</b>	£11,100
<b>UBR 2019/2020</b>	0.49
<b>VAT</b>	VAT is not payable upon the purchase price.
<b>Tenure</b>	Freehold
<b>Deal type</b>	Vacant possession
<b>EPC category</b>	G
<b>Size</b>	1,100 Sq ft

Floor	Size sq ft
Ground	1,100 NIA

\* All sizes NIA

### More information

[Visit microsite](#)

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### Contact us

Graham + Sibbald

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Viewings strictly by appointment through Graham + Sibbald.

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