



**FOR SALE**

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**22-30 \_\_\_\_\_  
ALLOWAY  
STREET**

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**AYR | KA7 1SH**

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**FORMER  
DEPARTMENT STORE**

- Former Hourstons Department Store
- Iconic building in a strategic Town Centre location
- Extends to 9,214 sq.m (99,180 sq.ft) over five floors
- Redevelopment Opportunity suitable for a variety of uses
- Offers over £750,000 are invited for the heritable interest

**DM HALL**  
CHARTERED SURVEYORS

**CBRE**



## LOCATION

Alloway Street is a retailing thoroughfare within Ayr Town Centre with the building located on the west side of the street close to its junctions with High Street and Kyle Street. Surrounding occupiers include Clydesdale Bank, M&Co, Thomas Cook and a number of quality local retailers. Ayr Central, Arran Mall and Kyle shopping centres are all close with adequate parking provision in the local area.

Ayr is situated approximately 39 miles south west of Glasgow and is the main commercial and administrative centre for the South Ayrshire region with a population of over 46,000 persons and an Ayrshire catchment of 370,000 persons.

Ayr has strong road links with good drive times to Glasgow, Edinburgh and the larger Ayrshire towns of Kilmarnock and Irvine. Ayr railway station, a short walk from the property, offers regular services to Glasgow, Edinburgh and Stranraer.

## DESCRIPTION

The category C listed department store at 22-30 Alloway Street dates from 1895 and is arranged over basement, ground and three upper floors.

The iconic building comprises of mainly retail accommodation, a café, offices, a residential flat and stores with extensive glazed frontage on to Alloway Street and the Arran Mall. The main floors are served by escalators, passenger and service lifts with a loading bay accessed off Alloway Street.



## FLOOR AREAS

The property extends to the following gross internal floor areas:

Floor	Use	Area (sq.m)	Area (sq.ft)
Ground	Retail	2,661	28,643
Basement	Stores	1,217	13,100
First	Retail & Staff	2,580	23,771
Second	Retail, Café, Flat & Office	2,191	23,584
Third	Stores	565	6,082
<b>Total</b>		<b>9,214</b>	<b>99,180</b>

## PLANNING

The property is category C listed with the front building lying in the Ayr Central Conservation Area.

The building has traded as a retail department store, including café, since the late 1800's. Potential acceptable uses may include retail, licensed/leisure, hotel, residential or office uses, subject to obtaining the necessary consents. Any planning queries should be directed to South Ayrshire Council.

## PRICE

Offers over £750,000 are invited for our client's heritable interest with a preference for unconditional offers although conditional proposals will be considered on their merits.

All prices are quoted exclusive of VAT, which does apply.

## EPC

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the joint agents:-

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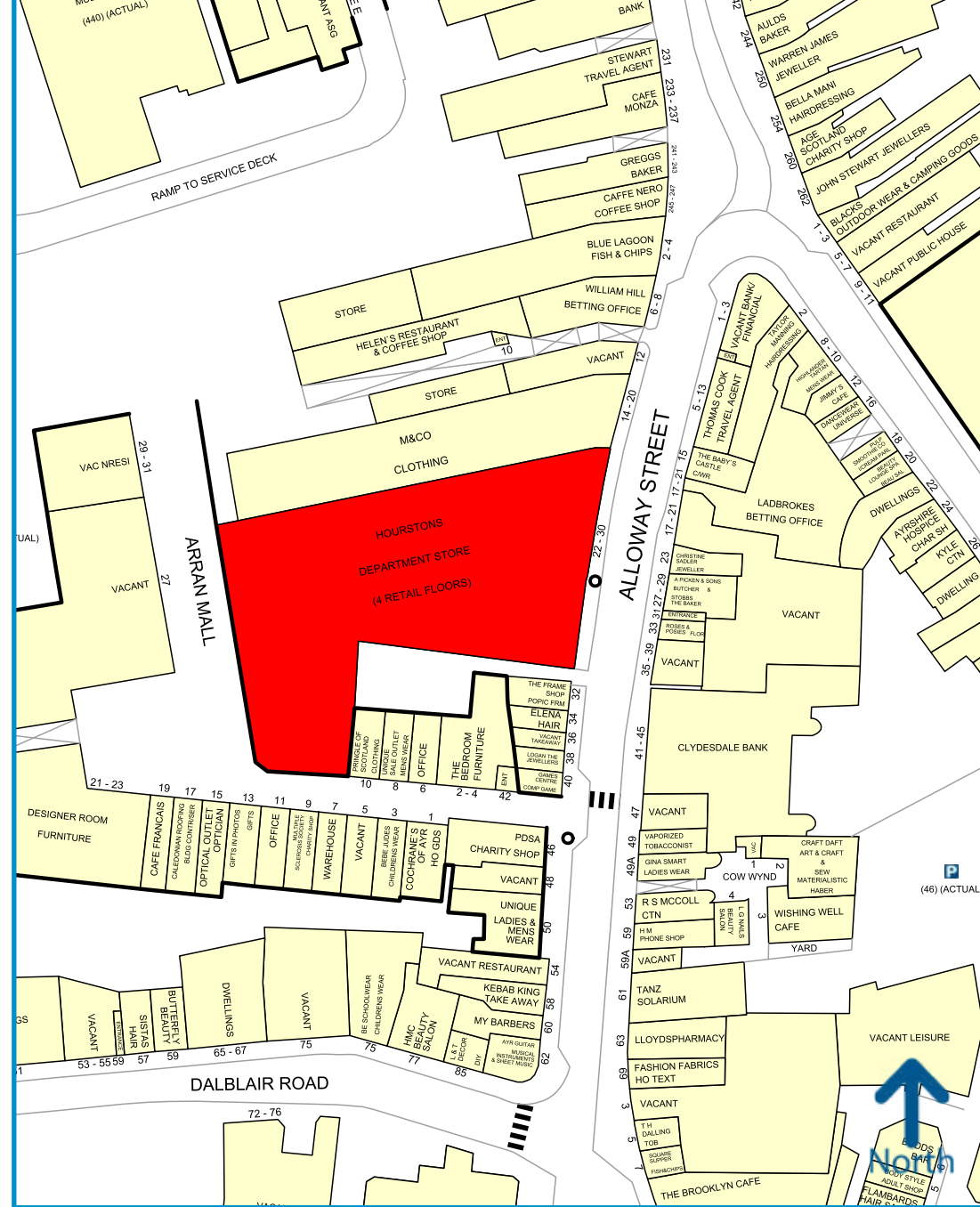
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## REFERENCE

WSA1537





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