

For Sale/To Let

Roadside Development Site



- Short term hoarding income
- Highly prominent roadside location
- Situated on busy arterial route
- Large residential catchment population
- Offers over £450,000

LOCATION

The site is situated on Whitletts Road one of the principal arterial routes for traffic travelling into Ayr from the A77/M77.

Nearby occupiers include Tesco, McDonalds and Ayr Racecourse. There is also public and private sector housing in the immediate area.

Ayr is located in the South Ayrshire Council area almost 38 miles south-west of Glasgow and has a resident population of around 46,800.

DESCRIPTION

The subjects comprise the site of a petrol filling station now demolished and fully remediated. The site is fully serviced and rental income is generated from an illuminated advertising hoarding.

The site area is approx. 0.16 ha (0.41 ac).

The site has been subject to a number of planning consents including the following:-

- **08/00345/FUL** – Erection of retail development
- **10/00612/APP** – Change of use of former petrol filling station to form car wash
- **12/00961/ADV** – Erection of signage
- **15/01110/APP** – Change of use to vehicle hire business

The site would be suitable for a range of uses (subject to planning) to include retail/commercial and high density residential etc. Interested parties should contact South Ayrshire Council regarding planning matters.

The retail development comprises a 4 unit scheme offering the approximate floor areas:

Unit 1	209 sq. m. (2,249 sq. ft.)
Unit 2	131 sq. m. (1,419 sq. ft.)
Unit 3	131 sq. m. (1,419 sq. ft.)
Unit 4	171 sq. m. (1,840 sq. ft.)

The site would also suit a single unit of 642 sq. m. (6,927 sq. ft.)

INCOME

A small area is let to Posterplus Ltd as an advertising hoarding site, on an annual basis at a rent of £3,600 p.a.

LEASE

Our clients may consider building the retail development on site, further information on rent levels available upon request.

PRICE

Offers over **£450,000** are invited.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

VIEWING

For further information or viewing arrangements please contact the sole agents:

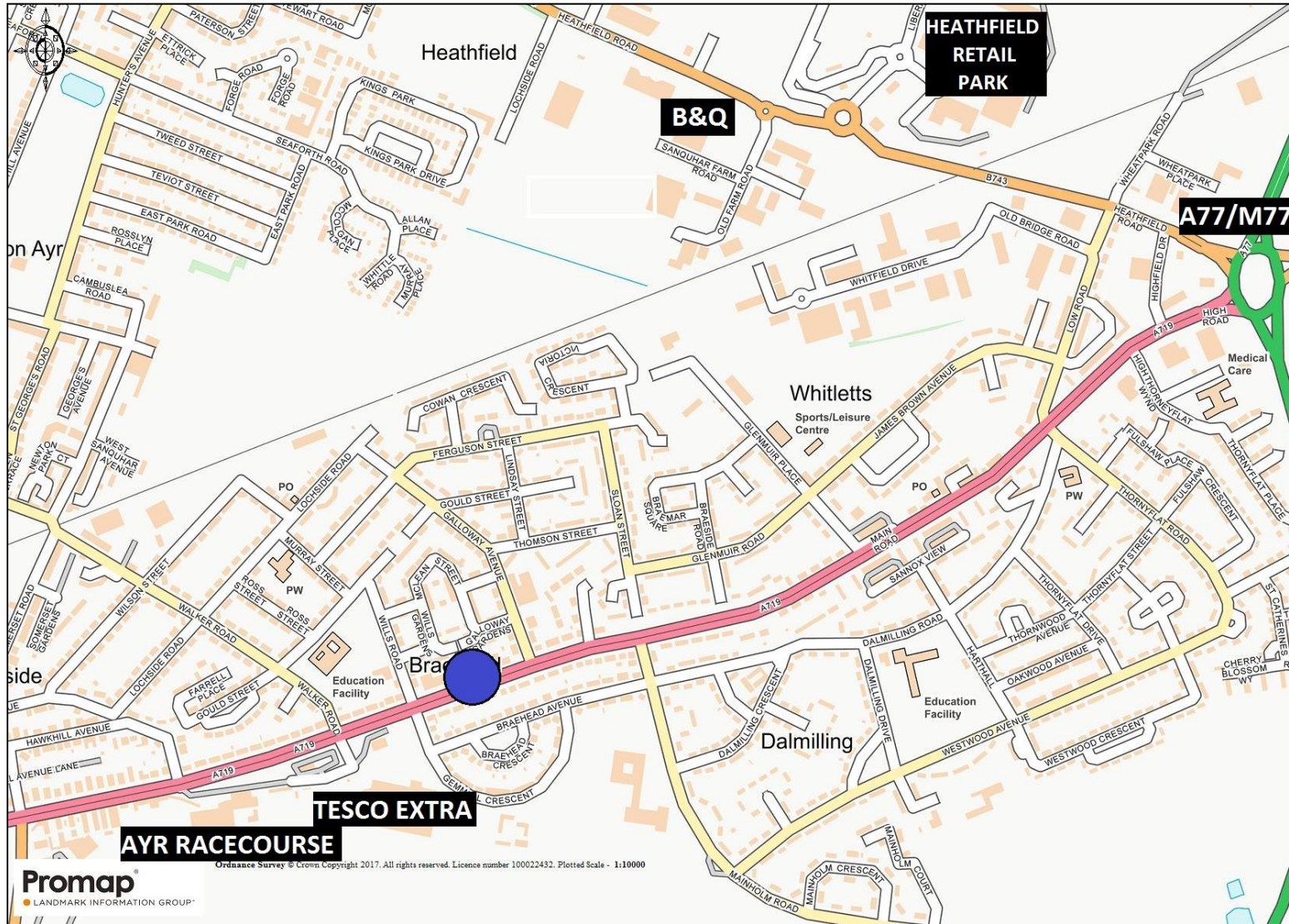
A 22 Miller Road, Ayr, KA7 2AY

T 01292 267987

F 01292 611521

E AyrCommercial@shepherd.co.uk

Publication date: June 2017



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.