

# FOR SALE

MIXED RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

  
**SHEPHERD**  
Commercial

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## 16 Wellington Square, Ayr KA7 1EZ

- Full townhouse property
- Prominent position overlooking the Low Green
- Four flats and one shop
- Potential income around £26,500 per annum
- Offers over £375,000

## ► Location

The subjects are located on the south side of Wellington Square overlooking Ayr County Buildings and adjacent to the Low Green within Ayr town centre occupying a prominent corner location.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,500.



## ► The Property

The property comprises a two storey attic and basement end terrace townhouse with painted stone walls and pitched roof clad in slate with brick built projection to the rear.

The accommodation is summarised below:

### RESIDENTIAL

Lower Ground Floor - Entrance Hallway, Lounge, Kitchen, Bedroom, Shower Room

Gross Internal Floor Area – 38.6sq.m (416sq.ft)

Ground Floor Flat - Entrance Hallway, Lounge, Bedroom, Kitchen, Bathroom

Gross Internal Floor Area – 44.1sq.m (474sq.ft)

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First Floor Flat - Entrance Hallway, Lounge, Dining kitchen, Two Bedrooms, Bathroom

Gross Internal Floor Area – 85.0sq.m (915sq.ft)

Attic Flat - Entrance Hallway, Lounge/Kitchen, Bedroom, Bathroom

Gross Internal Floor Area – 60.5sq.m (651sq.ft)

### SHOP UNIT

Sales Area, Staff Wc

Net internal floor area - 37.8sq.m (407sq.ft)

## ► Lease Information

Three of the four flats are currently let on Short Assured Tenancy Agreements producing an annual rental of £14,950 per annum. The attic flat is currently vacant although once occupied rental income should increase to £19,500 per annum.

The shop is currently let on an annual lease at a rental of £6,960 per annum.

The potential annual income is therefore around £26,500 per annum

## ► Purchase

Offers over **£375,000** are invited.

## ► 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 and Further Information

Viewing is strictly by prior appointment. Please contact the marketing Agents for further information.

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