



FOR SALE

CAFÉ & FLAT

11-15 New Road, Ayr, KA8 8DA

Prominent position north of Ayr Town Centre

Former café and ice cream parlour

Total net internal area 87 sq.m (1,872 sq.ft)

Large, four bedroom flat

100% rates relief on shop, subject to status

Offers of £175,000 are invited

LOCATION

New Road is located north of Ayr Town Centre and adjacent to the established North Harbour Industrial Estate. The immediate locality is mixed commercial and residential in its nature with the property occupying a prominent roadside position close to the New Road junction with Peebles Street.

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 and Newton railway stations, a short walk from the property, offers regular services to Glasgow, Edinburgh and Stranraer.

DESCRIPTION

11-15 New Road is a well-known property in Ayr having traded as 'Royal Café' for over a century by award winning ice cream manufacturers, the Mancini family.

The ground floor former café has a traditional style double frontage on to New Road and is sub-divided internally to form a main sales and seating area with kitchen and toilet. Towards the rear of the property there are a number of external stores with service access on to Peebles Street.

The café premises extends to a net internal floor area 57 sq.m (624 sq.ft) with the rear stores extending to a further 30 sq.m (323 sq.ft).

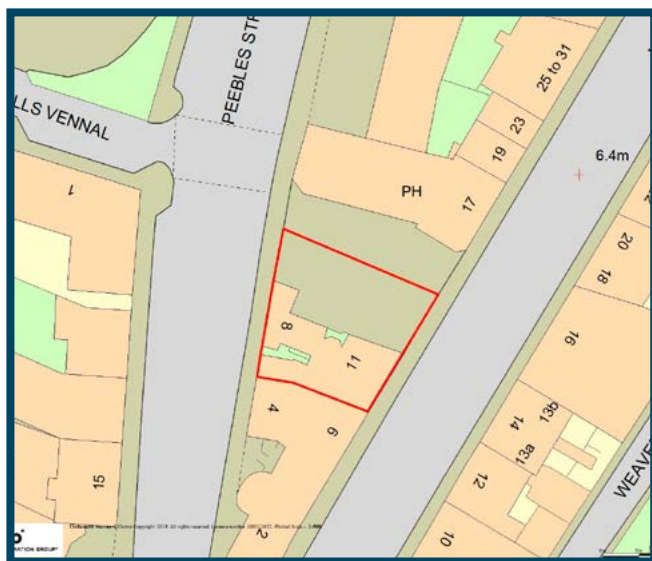
The first and attic floors of the building consist of a single residential apartment with its own access to the rear of the building and containing the following accommodation:

First Floor – Hallway, Lounge, Dining Kitchen on to Veranda, Two Bedrooms, Bathroom and Laundry Room

Attic Floor – Two Bedrooms

The apartment extends to a gross internal floor area of 104 sq.m (1,119 sq.ft)

An area of car parking lies adjacent to the property with potential for development, subject to planning.



RATING

The Rateable Value of the shop is £8,100 and qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers of £175,000 are invited for our client's heritable interest with vacant possession. All prices are quoted exclusive of VAT (if applicable).

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

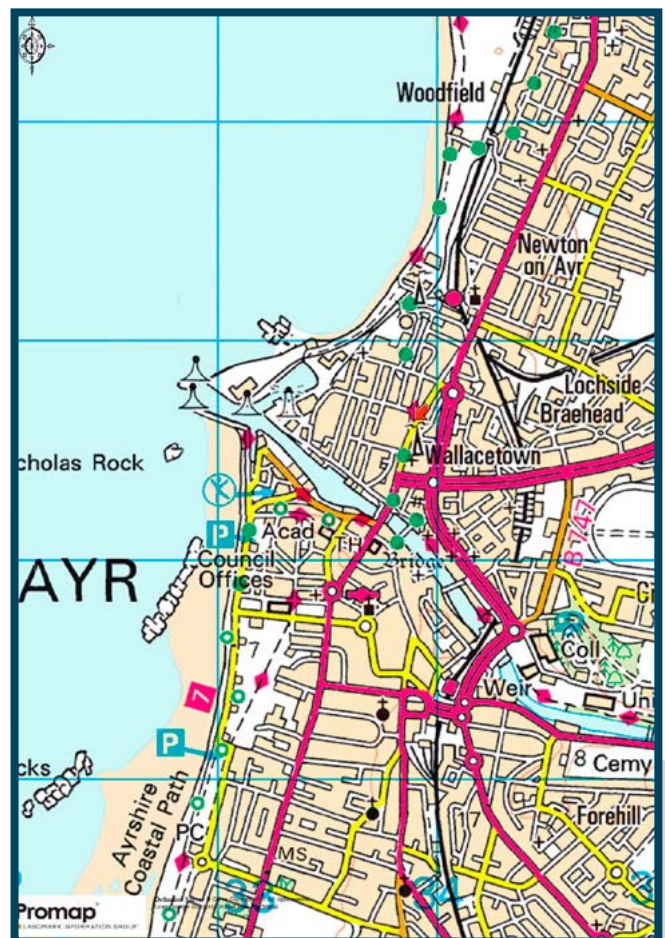
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WSAXXX



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