

FOR SALE

RESIDENTIAL RE-DEVELOPMENT OPPORTUNITY

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17 New Road, Ayr, KA8 8DA

- Former Auld Hoose Public Bar
- Dual street frontage
- Detailed planning consent in place
- Site area approx. 468 sq.m. (5,040 sq.ft.)

► Location

Situated in close proximity to the junction of New Road and Peebles Street the subjects enjoy frontages to both in a mixed area of residential and commercial premises.

► The Property

The former Auld Hoose Public Bar and car park which extend in total to 468 sq.m. (5,040 sq.ft.) which, when cleared, will offer a regularly shaped re-development site.

► Site Area

The site area extends to approx. 468 sq.m. (5,040 sq.ft.).

► Services

Mains drainage, water, electricity and gas supplies are available within or adjacent to the site.

► Rating Assessment

The subjects are currently entered in the Valuation Roll as follows:-

NAV/RV £7,800

► Planning Consent

Detailed planning consent has been granted for the erection of 5 x 1 bedroom and 2 x 2 bedroom apartments over 2 floors. A private courtyard is to be formed, incorporating landscaping and parking for 3 cars between the 2 blocks of flats one of which will front onto New Road and the other Peebles Street.

► Price

Offers in excess of £150,000 are invited.

► Value Added Tax

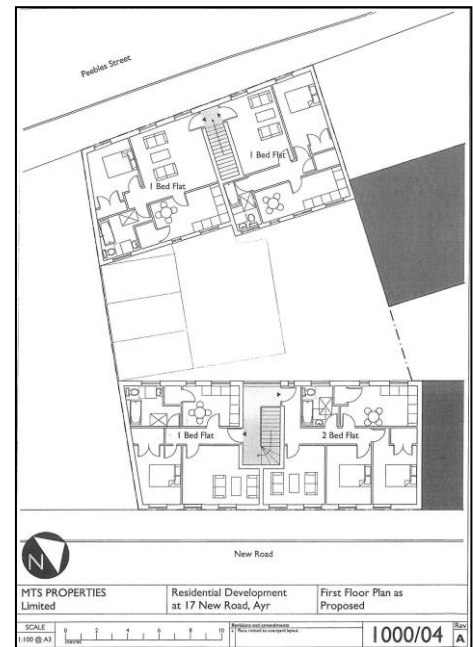
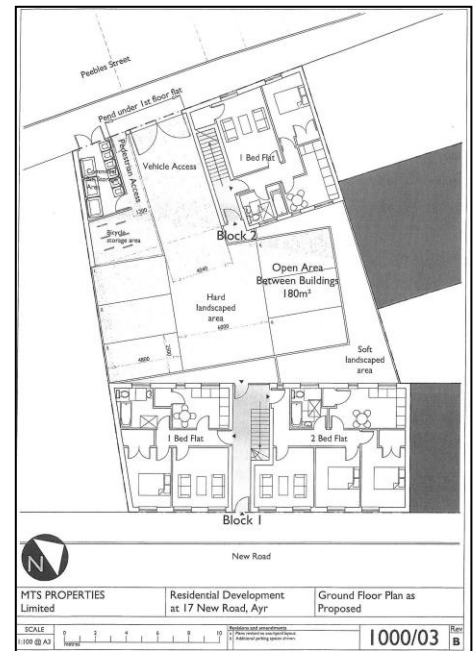
All prices, rents and premiums, where quoted, are exclusive of VAT.

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.



Property Reference No: BA/81

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