

FOR SALE

Substantial Town Centre Premises

**SHEPHERD**
Commercial

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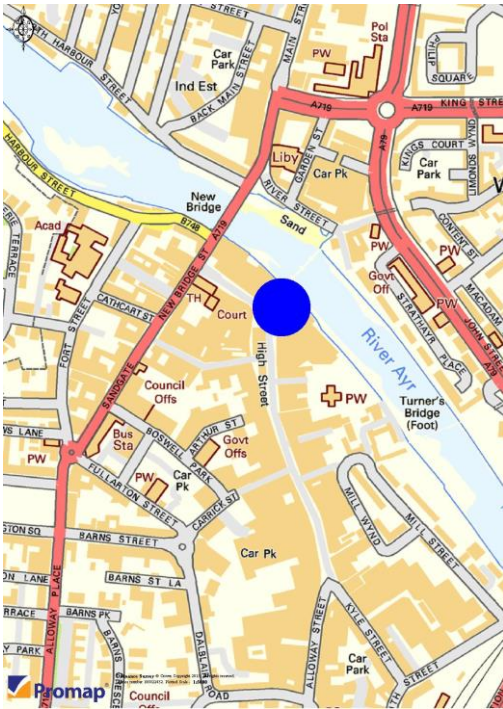
58-64 High Street, Ayr KA7 1QP

- Three separate buildings
- 872.65 sq. m. (9,393 sq. ft.)
- Prominent location adjacent to Marks & Spencer
- Potential for redevelopment
- Competitively priced
- Offers over £375,000

► **Location**

The subjects are located in a prime retail location on Ayr's pedestrianised High Street adjacent to Marks & Spencer and BHS.

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



► **Description**

The subjects comprise a terrace of three buildings containing retail space at ground floor level, a combination of retail, storage and office space above.

Two of the buildings are of modern design formed in brick walls with pitched roof clad in slate and incorporating flat roof section to the rear. No 64 High Street is an older property formed in stone walls with pitched roof clad in slate.

► **Floor Areas**

The approximate net internal areas are as follows:

58 High Street	332.7 sq. m.	(3,581 sq. ft.)
60 High Street	344.75 sq. m.	(3,711 sq. ft.)
64 High Street	195.2 sq. m.	(2,101 sq. ft.)
Total	872.65 sq. m.	(9,393 sq.ft.)

► **Rating Assessment**

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

58 High Street	£19,100
60 High Street	£18,600
64 High Street	£11,000

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► **Planning**

The premises may offer potential for residential redevelopment. Our clients have prepared plans illustrating twenty two studio and one bed flats on site.

Interested parties considering redevelopment should contact South Ayrshire Council.

Our client's preference is for offers which are not conditional upon change of use.

► **Lease**

The premises are currently let on a short term basis. Further details are available upon request.

► **Asking Price**

Offers over £375,000 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.

► **Costs**

Each party will be responsible for payment of their own costs incurred in this transaction.

► **Viewing and Further Information**

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

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