

FOR SALE BY ONLINE AUCTION

**Auction Date: 10th
February 2025**

**Attractive Category "B" Listed
former Cinema and Bingo Hall**

Prominent town centre location

**Suitable for a variety of uses
subject to planning**

2,896.77 sq. m. (31,181 sq. ft.)

**Guide Price: £125,000
plus VAT**



WHAT 3 WORDS

4 BOSWELL PARK, AYR, KA7 1NW

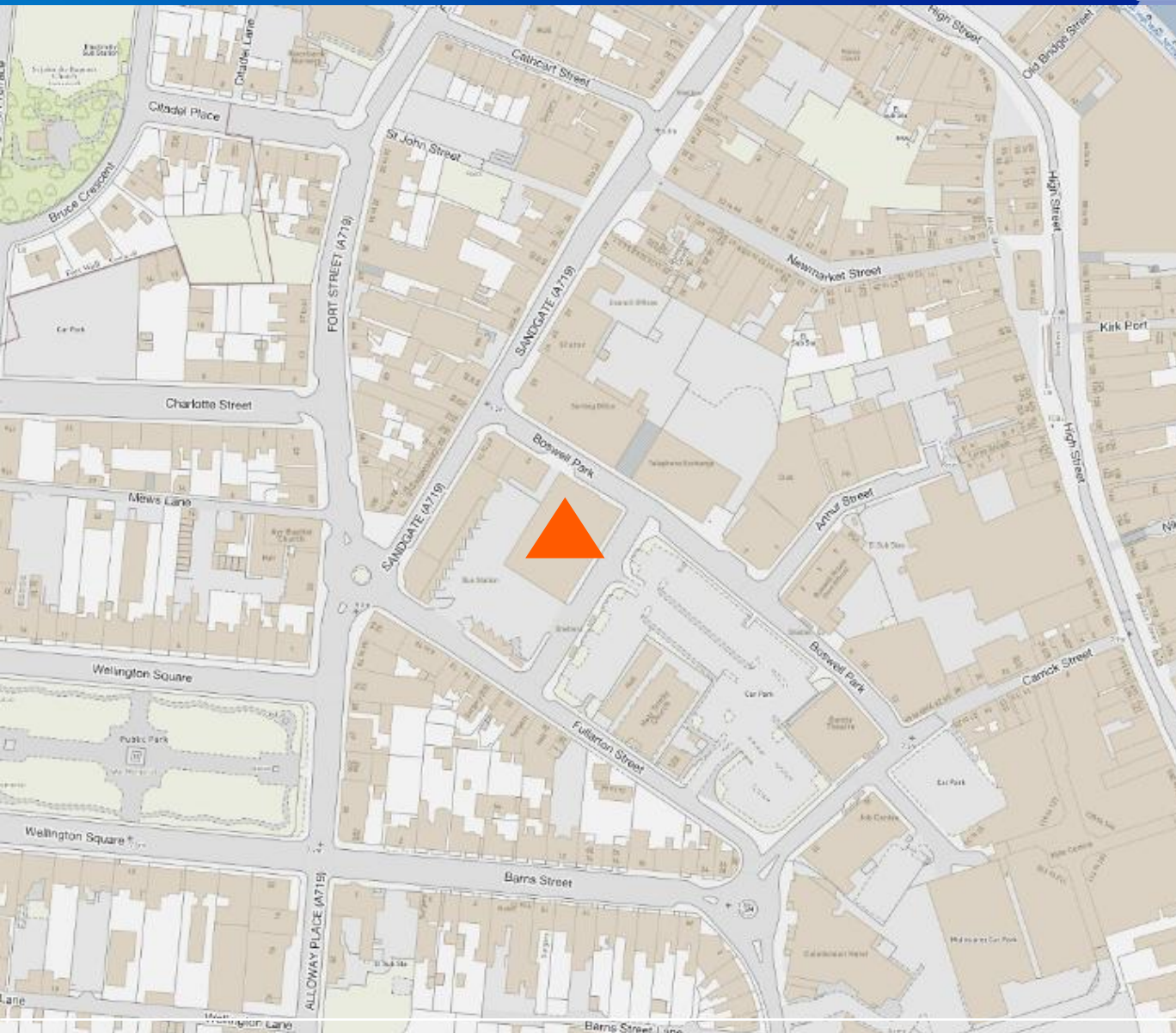
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





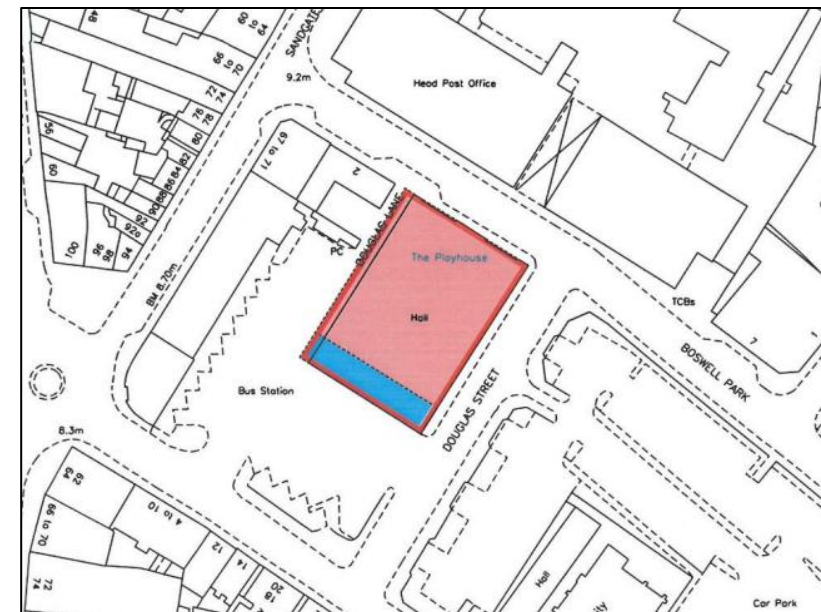
Location

4 BOSWELL PARK, AYR



Ayr is the principal settlement in the South Ayrshire Council area with a population of around 46,800.

The subjects occupy a prominent position on the south side of Boswell Park between its junctions with Sandgate and Douglas Street set amongst a variety of licenced, leisure and retail users including Ayr Gaiety Theatre, Treehouse Restaurant and Spar. A large public car park lies adjacent to the property whilst the local bus depot is immediately to the rear.



FIND ON GOOGLE MAPS



Description

4 BOSWELL PARK, AYR



The subjects comprises an Art Deco Category B Listed former cinema dating back to the 1930's which was used until recently as a bingo hall.

The layout is typical of a cinema building with the main auditorium taking up the majority of the floor space running to the full height with much of the original character retained.

Internal accommodation comprises the following:

Ground:

- Foyer and Vestibule
- Main Auditorium
- Bar Servery
- Cellarage/Stores
- Kitchen/Prep Area
- Staff Office
- W.C. Facilities

Upper Floor

- Circle
- Upper Circle
- Viewing Boxes
- Offices
- Staff Rooms
- Projection Room



Planning Consent

The property has the benefit of a Class 11 consent permitting leisure use however is considered suitable to a variety of alternative uses subject to planning. Interested parties should make their own enquires to South Ayrshire Council.

Rating Assessment

The property is currently entered in the Valuation Roll as follows:

RV £71,500

| | m ² | ft ² |
|-------------|----------------|-----------------|
| Ground | 1,370.23 | 16,749 |
| Upper Floor | 1,526.54 | 16,432 |
| Total | 2,896.77 | 31,181 |

The above floor areas have been calculated on a Gross and Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Auction Date

The auction will be held on 10th February 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£125,000 plus VAT**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,083.33 plus VAT.

Legal Pack

Prospective purchasers are strongly advised to read the legal pack which contains information regarding the extent of the Title and drainage arrangements, this is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has a current energy rating of F.

Get in Touch

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



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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