



**DUE TO
RELOCATION**

FOR SALE

**STUDIO SPACE AND
PERFORMANCE
VENUE**

ATTRACTIVE "B" LISTED
FORMER CHURCH

PROMINENT TOWN CENTRE
LOCATION

1,093.82 SQ. M. (11,774 SQ. FT.)

POTENTIAL FOR ALTERNATIVE
USE SUBJECT TO PLANNING

OFFERS OVER £350,000



WHAT 3 WORDS

9 FORT STREET, AYR, KA7 1HU

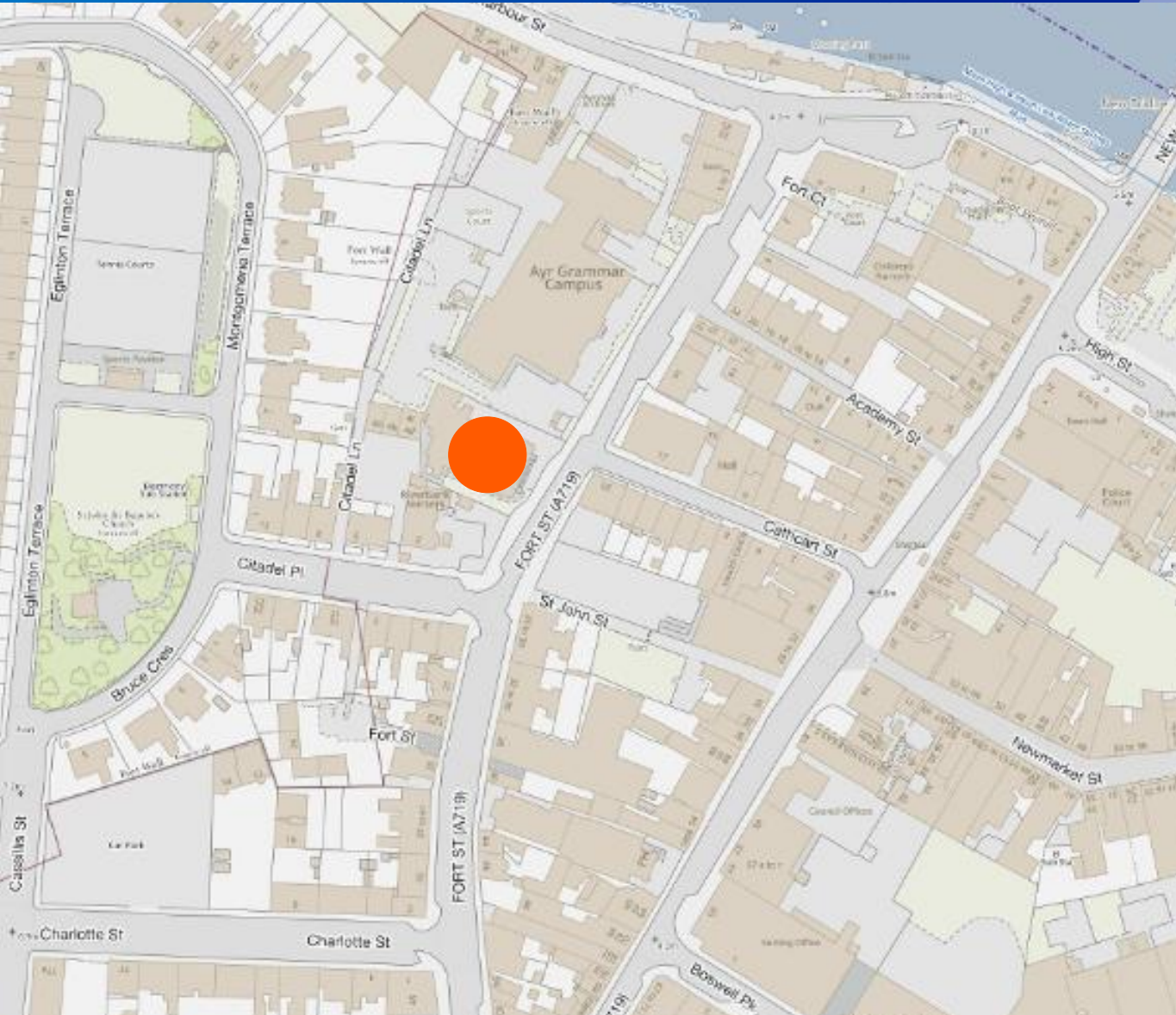
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shepherd.co.uk**





Location

9 FORT STREET, AYR



The property is located on Fort Street in the heart of Ayr town centre adjacent to the new Ayr Grammar Primary School and within easy walking distance of the High Street.

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



FIND ON GOOGLE MAPS

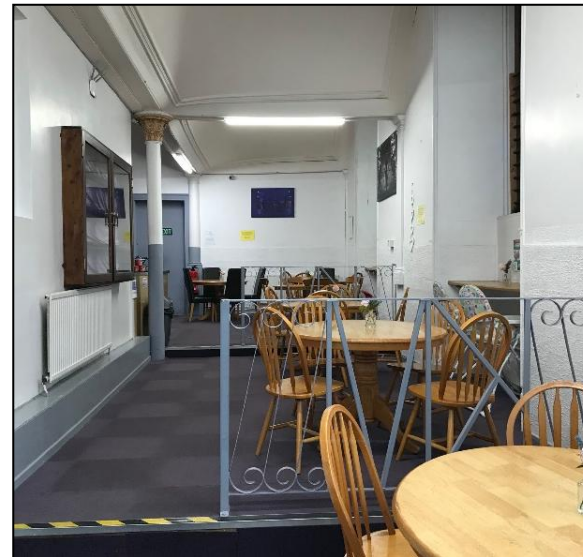


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Description

9 FORT STREET, AYR



The subjects comprise an attractive and imposing "B" Listed former church occupying a substantial regular shaped plot formed in stone and slate.

Much of the original architectural detailing both internally and externally remains intact.

Internal accommodation comprises the following:

Ground Floor

- > Entrance Vestibule
- > Office
- > Lounge/Waiting Area
- > Café
- > Dance Studio
- > Secondary Dance Studio
- > Ante Room
- > Changing Rooms
- > Kitchen
- > Laundry
- > W.C. Facilities
- > Various Store Rooms

First Floor

- > Main Hall
- > Secondary Hall
- > Store Room

Basement

- > Boiler Room



Accommodation

	m ²	ft ²
TOTAL	1,093.82	11,774

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

Price

Offers over **£350,000** are invited.

Our clients' preference is for clean offers although may consider offers conditional upon planning consent for change of use.

A closing date may be set and interested parties are urged to note formal interest.

Planning

The subjects is under planning of Class 11 use (Assembly & Leisure) although may be a suited to a variety of alternative uses subject to gaining appropriate statutory consents.

Interested parties should make their own enquiries with South Ayrshire Council.

Rateable Value

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

RV £41,600

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Get in Touch

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



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Arlene Wallace
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Shepherd Chartered Surveyors
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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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