

FOR SALE

Very Profitable High Quality Licensed Served Accommodation

Four modern apartments

Consistently high occupancy levels

Attractive period building

Convenient town centre location

Potential to develop attic subject to planning

Offers over £320,000



VIDEO TOUR



WHAT 3 WORDS

17 RIVER STREET, AYR, KA8 0AX

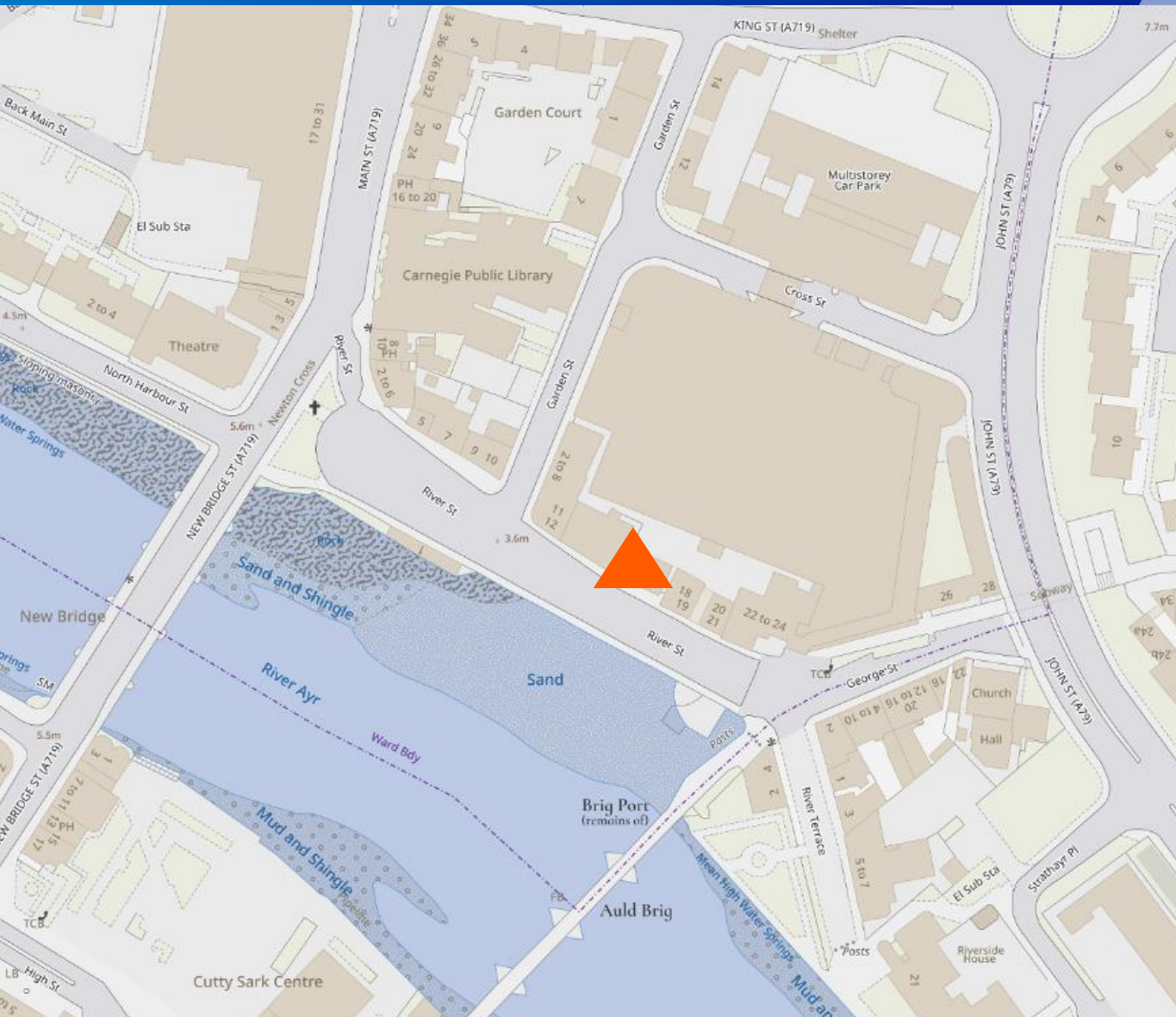
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Location

17 RIVER STREET, AYR



Ayr is the principal settlement in the South Ayrshire Council area being located on Scotland's west coast around 40 minutes drive time from Glasgow, the town has a resident population of around 46,800.

The property is located on River Street an edge of town centre location with open views across River Ayr to the south, on street car parking is available in the locality.

Ayr's prime retailing area in High Street is within a short walking distance.

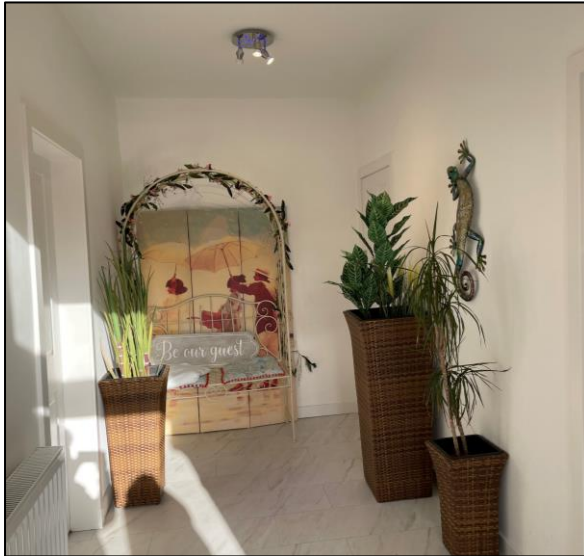


FIND ON GOOGLE MAPS



Description

17 RIVER STREET, AYR



The subjects comprise an attractive period building converted to form four individual apartments each summarised below:

Ground Floor Apartment 1

- Lounge/Bedroom
- Kitchen
- Shower Room

Ground Floor Apartment 2

- Lounge/Kitchen
- Bedroom
- Shower Room
- Store Room

First Floor Apartment 3

- Lounge/Kitchen
- Bedroom
- Shower Room
- Store Room

First Floor Apartment 4

- Lounge/Kitchen
- Bedroom
- Shower Room
- Store Room

All four are finished to a modern contemporary standard having laminate floor with lined and painted walls and ceiling.

Modern kitchen fitments and w.c. facilities are installed with each property benefitting from a gas fired central heating system.



Accommodation

	m ²	ft ²
Apartment 1	23.52	253
Apartment 2	32.23	347
Apartment 3	28.71	309
Apartment 4	30.19	325
	114.65	1,234

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

The Business

Each of the four apartments is let on an inclusive basis as short term/holiday lets with the landlord responsible for utility costs, building maintenance, cleaning and insurance. Accounts information will be made available to interested parties after viewing.

The property benefits from a Class 7 consent under the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended which permits use as a hotel or hostel.

There is potential to develop further accommodation within the attic subject to planning.

Price

Offers over **£320,000** are invited.

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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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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