

# FOR SALE

## Town Centre Office with Redevelopment Potential

Attractive “B” Listed period  
building

Accommodation over 3 levels

Includes private car park

NIA 218.14 sq. m. (2,348 sq. ft.)

Offers over £125,000



WHAT 3 WORDS

**34A SANDGATE, AYR, KA7 1BX**

CONTACT: Kevin N Bell BSc MRICS | [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 07720 466050 | [shepherd.co.uk](http://shepherd.co.uk)

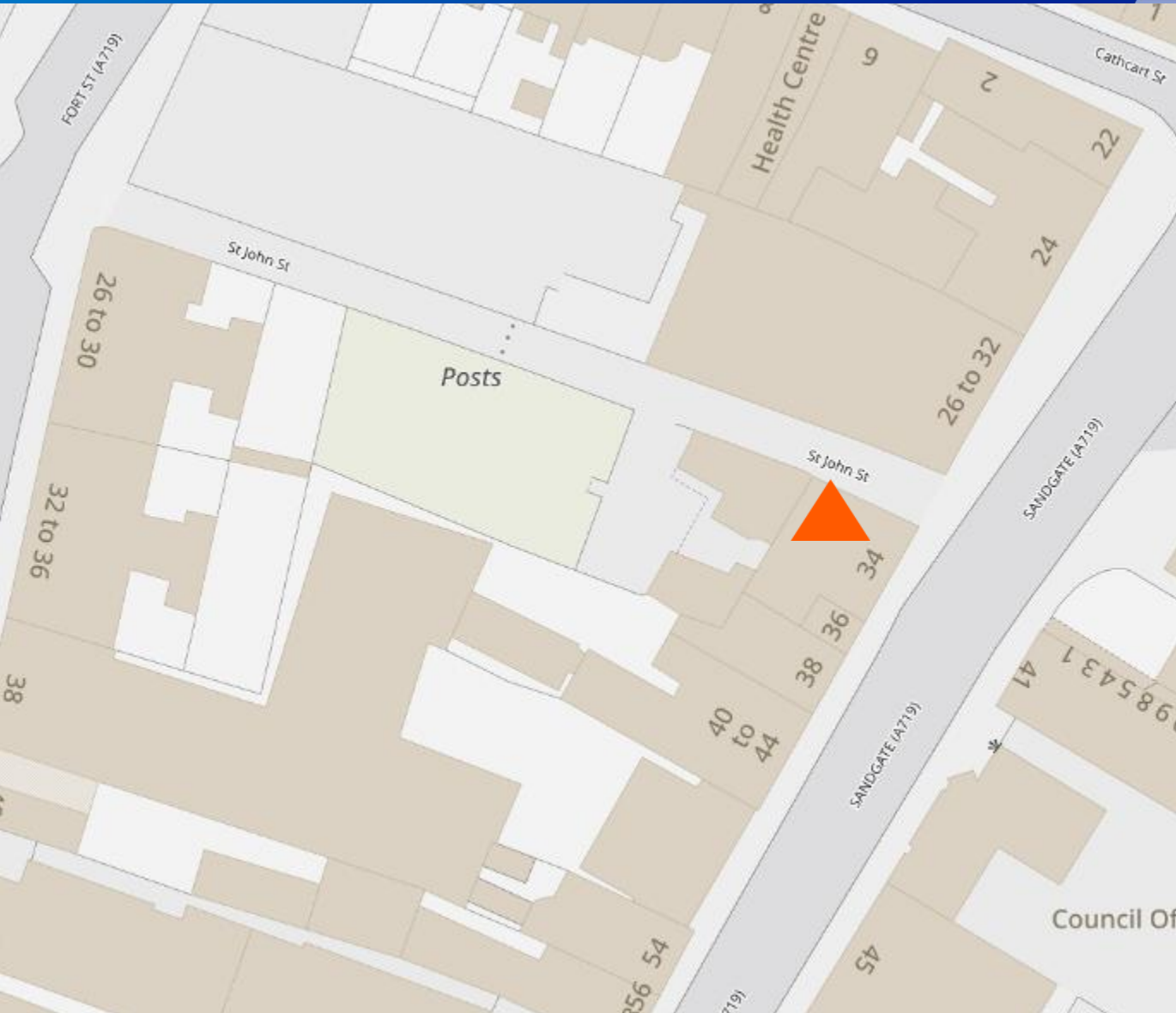






# Location

34A SANDGATE, AYR



**The subjects are set in a prominent town centre location on Sandgate with nearby occupiers including Royal Bank of Scotland, Optical Express and Digby Brown Solicitors.**

The area is one of established commercial use including a range of retail, office and licensed premises.

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



FIND ON GOOGLE MAPS



# Description

34A SANDGATE, AYR



The subjects comprise the major part of an end terrace Category “B” Listed building formed in stone and slate over 3 primary levels.

The subjects also include a car park to the rear.

The accommodation comprises the following:

## Ground Floor

- Entrance Vestibule
- Two Offices
- Three Store Rooms

## First Floor

- Five Offices
- Staff W.C.
- Store Room

## Second Floor

- Four Offices
- Staff Kitchen
- Store Room
- W.C. Facilities

The subjects offer cellular office accommodation formed over 3 levels with a number of the original architectural features intact.



## Floor Areas

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	47.25	508
First Floor	84.07	905
Second Floor	86.82	935
<b>Total</b>	<b>218.14</b>	<b>2,348</b>

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

The subjects have an approximate Gross Internal Area of 240.98 sq. m. (2,593 sq. ft.).

## Development Potential

The subjects comprise town centre office accommodation although would also lend themselves to conversion to residential use subject to planning.

## Price

Offers over **£125,000** are invited.

## Rateable Value

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

RV £17,800

## 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.



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## Get in Touch

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



**Kevin N Bell BSc MRICS**  
[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto: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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