

For Sale

Fort Street/Citadel Place, Ayr



Town Centre site with planning permission for 14 private flats with garaging and one commercial unit.

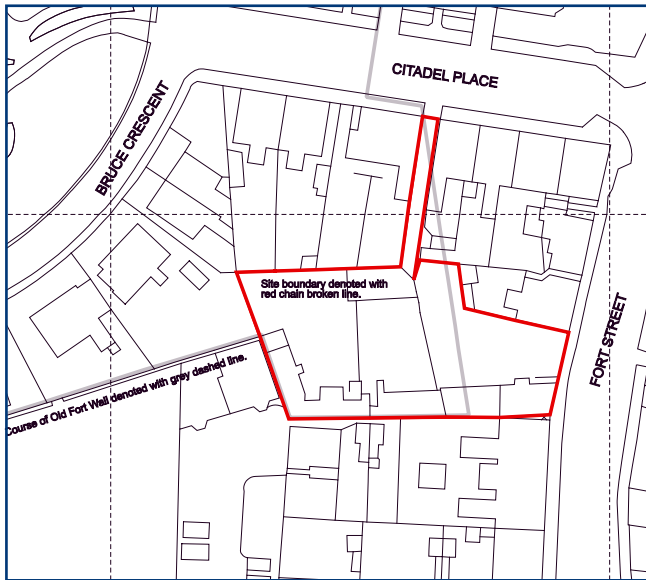


Site area 0.426 Acres.

Offers over £550,000



- EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY CLOSE TO TOWN CENTRE
- SITE WITH TWO ACCESS POINTS
- FULL TECHNICAL PACK AVAILABLE



LOCATION

The subjects are situated in a prominent location on the west side of Fort Street between the junctions of Citadel Place to the north and Charlotte Street to the south. Separate access is available from Citadel Place.

Lying immediately to the west of Sandgate, Fort Street is easily accessible to the Town Centre and lies in what is a traditional residential location within the town. Ayr Academy lies in close proximity together with the renowned Wellington Café.

DESCRIPTION

The existing subjects comprise a two storey building previously occupied by McEwans Music. In addition to the building the site includes the adjoining parking lot to the side and an area of land to the rear/west of the boundary wall and currently separately accessed from Citadel Place.

EXISTING ACCOMMODATION

The property has the following Gross Internal Areas:

Ground Floor	121.53 sq m	1308 sq ft
First Floor	121.46 sq m	1307 sq ft
Total	242.99 sq m	2615 sq ft

The overall site area extends to approximately 0.426 acres (0.172 hectares).

PLANNING

Planning Permission has been granted by South Ayrshire Council (Ref 06/00927/FUL) for consent for 14 private flatted units together with a ground floor commercial unit suitable for retail/office use. 12 garages are included together with 9 external parking spaces and communal landscaped grounds. The flats comprise 6, living/kitchen units with 2 bedrooms and 8, 2 bedroomed flats with separate kitchens. The majority of floor areas extend between 66 sq m and 78 sq m (710 – 840 sq ft) and all include ensuite bathrooms for the master bedrooms. The ground floor commercial unit fronts Fort Street and will be suitable for retail or office use with potential for future conversion to provide a further residential unit. The unit extends to approximately 72 sq m (780 sq ft).

Disclaimer

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- (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract;
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- (3) No persons in the employment of Messrs Burns and Partners or Bell Ingram Commercial has any authority to make or give representation or warranty in relation to this property;
- (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

RATES

We are verbally advised that the property is entered in the Valuation Roll as follows:

Rateable Value: £16,300

PRICE

Our clients are inviting offers in excess of £550,000 exclusive of VAT for their heritable interest in the site.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for Stamp Duty Land Tax, Registration Dues and VAT thereon.

FURTHER INFORMATION

Additional information available to interested parties includes:

- Planning Permission including layout plans
- Service Information
- Geotechnical & Environmental Assessment Report
- Contaminated land Quantitative Risk Assessment
- Archaeological Evaluation

For further information and viewing arrangements please contact:-

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