

MIXED RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

- > FULL TOWNHOUSE PROPERTY
- > PROMINENT POSITION OVERLOOKING THE LOW GREEN
- > FOUR FLATS AND ONE SHOP
- > POTENTIAL INCOME AROUND £26,500 PER ANNUM
- > OFFERS OVER £375,000

FOR SALE

16 WELLINGTON SQUARE, AYR, KA7 1EZ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on the south side of Wellington Square overlooking Ayr County Buildings and adjacent to the Low Green within Ayr town centre occupying a prominent corner location.

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

THE PROPERTY

The property comprises a two storey attic and basement end terrace townhouse with painted stone walls and pitched roof clad in slate with brick built projection to the rear.

The accommodation is summarised below:

RESIDENTIAL

Lower Ground Floor

- > Entrance Hallway
- > Lounge
- > Kitchen
- > Bedroom
- > Shower Room

Ground Floor Flat

- > Entrance Hallway
- > Lounge
- > Bedroom
- > Kitchen
- > Bathroom

First Floor Flat

- > Entrance Hallway
- > Lounge
- > Dining kitchen
- > Two Bedrooms
- > Bathroom

Attic Flat

- > Entrance Hallway
- > Lounge/Kitchen
- > Bedroom
- > Bathroom

SHOP UNIT

- > Sales Area
- > Staff WC

PLANNING

There are no planning consents in place for refurbishment or development of the unit however we understand that South Ayrshire Council favour sympathetic restoration of the existing building.

Interested parties should contact the Council for further information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

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ACCOMMODATION	SqM	SqFt
Lower Ground Flat	38.6	416
Ground Floor Flat	44.1	474
First Floor Flat	85.0	915
Attic Floor	60.5	651
Shop	37.8	407

The above areas have been calculated on the following basis:

.Residential – Gross Internal Area

Shop – Net Internal Area



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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LEASE INFORMATION

Three of the four flats are currently let on Short Assured Tenancy Agreements producing an annual rental of £14,950 per annum. The attic flat is currently vacant although once occupied rental income should increase to £19,500 per annum.

The shop is currently let on an annual lease at a rental of £6,960 per annum. The potential annual income is therefore around £26,500 per annum.

PRICE

Offers over **£375,000** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

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.

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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