

On the
instructions of

Arnold Clark

DEVELOPMENT OPPORTUNITY

- > PROMINENT LOCATION IN RESIDENTIAL AREA
- > SITE AREA 0.5 HECTARES (1.2 ACRES)
- > POTENTIAL FOR A VARIETY OF USES SUBJECT TO PLANNING
- > OFFERS INVITED

FOR SALE

8 GALLOWAY AVENUE, AYR, KA8 9NT

CONTACT: Kevin Bell BSc MRICS kevin.bell@shepherd.co.uk 01292 267987 www.shepherd.co.uk



LOCATION

The subjects are set within the Whitletts district of Ayr in an area of mixed commercial and residential use with commercial uses comprising in the main retail including a nearby Tesco superstore. Residential properties include a combination of post war local authority housing and modern private developments.

Ayr is the principal settlement in the South Ayrshire Council area located around 40 miles south west of Glasgow and with a resident population of around 46,800 with the South Ayrshire Council area has a catchment population of around 112,000.

THE PROPERTY

The subjects comprise the site of a former car showroom which was recently demolished leaving a cleared secure site.

SITE AREA

The approximate site area is

0.5 hectares (1.2 acres)

RATING ASSESSMENT

To be re-assessed, the buildings on site have recently been demolished.

PLANNING

The subjects are located in an area generally zoned for residential purposes within the South Ayrshire Local Development Plan.

Any enquiries regarding the planning status of the site should be directed to South Ayrshire Council

ASKING PRICE

Offers are invited.

COSTS

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

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

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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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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **NOVEMBER 2019**

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