

DUE TO  
RELOCATION

## STUDIO SPACE AND PERFORMANCE VENUE

- > ATTRACTIVE "B" LISTED  
FORMER CHURCH
- > PROMINENT TOWN CENTRE  
LOCATION
- > 1093.82 SQ. M. (11,774 SQ.  
FT.)
- > POTENTIAL FOR ALTERNATIVE  
USE SUBJECT TO PLANNING
- > OFFERS OVER £350,000



FOR SALE

**9 FORT STREET, AYR, KA7 1HU**

**CONTACT:** 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)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The property is located on Fort Street in the heart of Ayr town centre adjacent to the new Ayr Grammar Primary School and within easy walking distance of the High Street.

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

## THE PROPERTY

The subjects comprise an attractive and imposing "B" Listed former church occupying a substantial regular shaped plot formed in stone and slate.

Much of the original architectural detailing both internally and externally remains intact.

Internal accommodation comprises the following:

### Ground Floor

- > Entrance Vestibule
- > Office
- > Lounge/Waiting Area
- > Café
- > Dance Studio
- > Secondary Dance Studio
- > Ante Room
- > Changing Rooms
- > Kitchen
- > Laundry
- > W.C. Facilities
- > Various Store Rooms

### First Floor

- > Main Hall
- > Secondary Hall
- > Store Room

### Basement

- > Boiler Room

An indicative site plan is included.

## RATING ASSESSMENT

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

RV £38,600

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## PLANNING

The subjects is under planning of Class 11 use (Assembly & Leisure) although may be a suited to a variety of alternative uses subject to gaining appropriate statutory consents.

Interested parties should make their own enquiries with South Ayrshire Council.

## PRICE

Offers over **£350,000** are invited.

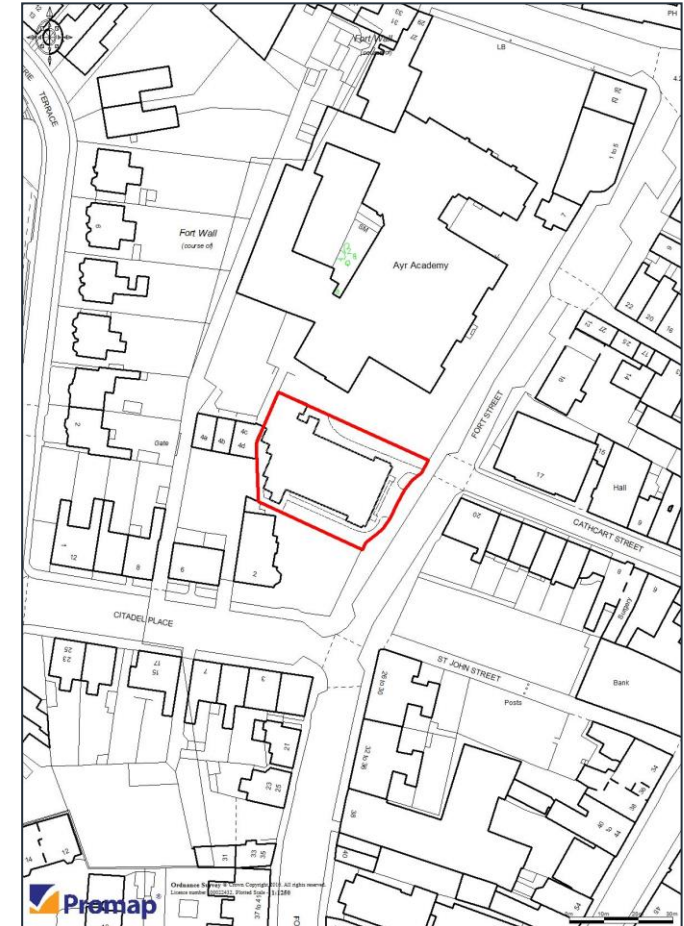
Our clients' preference is for clean offers although may consider offers conditional upon planning consent for change of use.

A closing date may be set and interested parties are urged to note formal interest.

9 FORT STREET. AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>1,093.82</b>	<b>11,774</b>

The above area has been calculated on a gross internal basis.



**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. **MAY 2023**



**COSTS**

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

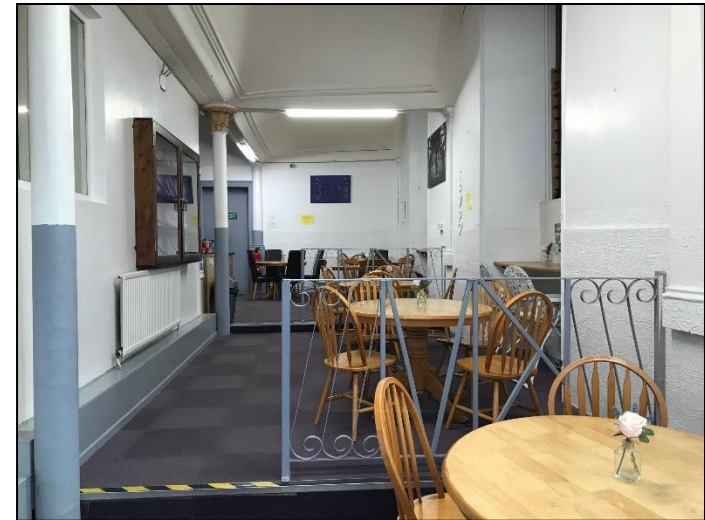
**VALUE ADDED TAX**

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 REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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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