

AYR ICE RINK

- > DEVELOPMENT OPPORTUNITY
- > 0.69 HECTARES (1.7 ACRE) SITE
- > GROSS INTERNAL AREA 3,500 SQ. M.
(37,674 SQ. FT.) APPROX.
- > OFFERS INVITED

FOR SALE

9 LIMEKILN ROAD, AYR, KA8 8DG

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LOCATION

Ayr Ice Rink is located on Limekiln Road adjacent to Tam's Brig in the Newton-on-Ayr district of the town near to the local railway station and readily accessible from both Ayr and Prestwick town centres.

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

THE PROPERTY

Ayr Ice Rink is set within a detached building formed over one and two storeys located on a large site including a surfaced car park.

We estimate the site area to be approximately 0.69 hectares (1.7 acres), an indicative site plan showing the site boundaries edged in red is included overleaf.

The building is formed in part around a steel portal frame with a combination of brick and profile sheet finish to walls with both pitched and flat roof sections.

The internal accommodation comprises the following:

Ground Floor

- > Entrance Vestibule
- > Ice Rink
- > Second Rink
- > Various Store Rooms
- > Offices
- > Kitchen
- > Changing Rooms
- > W.C. Facilities

First Floor

- > Function Suite
- > Lounge
- > Bar Servery
- > Ladies & Gents Locker Room

RATING ASSESSMENT

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

RV £44,800

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PLANNING

The property is zoned for business and industrial use industry in the South Ayrshire Local Development Plan although may be suited to alternative uses including residential.

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

PRICE

Offers either conditional or unconditional are invited for our clients' interest.

Interested parties are advised to note interest with the agents as a closing date for offers may be set.

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ACCOMMODATION	SqM	SqFt
TOTAL	3,500	37,674

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

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 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.

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

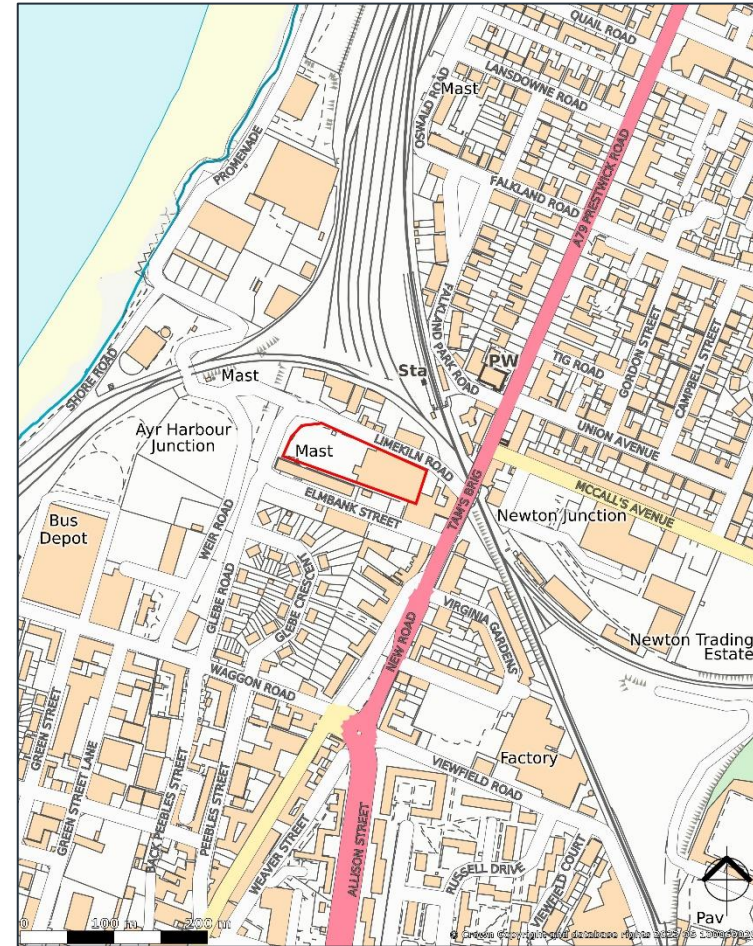
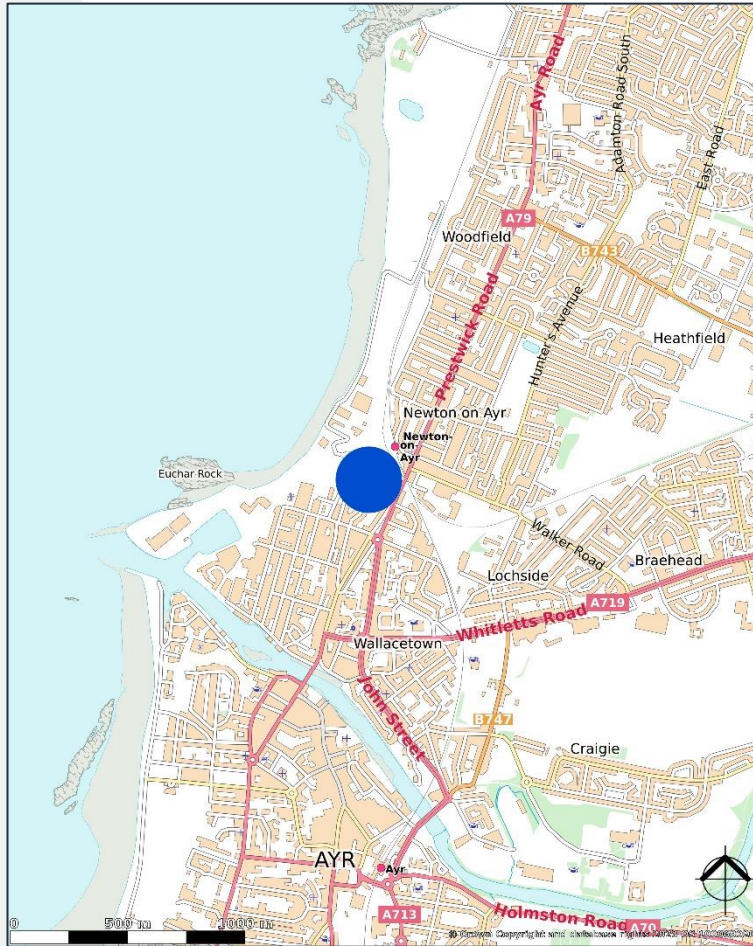
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Alan Gilkison alan.gilkison@ryden.co.uk 5 Bothwell Street, Glasgow, G2 7EZ 0141 270 3138

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. **JULY 2023**

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