

8 RESIDENTIAL FLATS

1 WEAVER STREET/2 & 4 NEW ROAD

AYR

KA8 8DA



SUMMARY

- Main road location
- Block of 8 residential flats
- All flats have 2 bedrooms
- Partially let
- C & D



LOCATION

Ayr is the principal town of South Ayrshire, has a population of some 46,900, and lies 39 miles south of Glasgow. It has excellent transport links including the M77 motorway to Glasgow and rail links to Glasgow Central and Stanraer to the south. Glasgow Prestwick Airport is located 2 miles north, and ferry links to Northern Ireland are available from nearby Troon.

New Road is located 1-mile north of Ayr town centre in the Braehead area and provides the eastern boundary to the North Harbour Industrial Estate. The immediate locality is mixed commercial and residential in nature with the property occupying a prominent roadside position at New Road's junction with Weaver Street.

DESCRIPTION

Erected 1891, this category C - listed building was a former Unionist Club designed by James A Morris & JK Hunter, and is built over 3-storeys on a corner site in sandstone rubble. The Property was formerly used as

offices until redeveloped around 2006 into flatted use.

ACCOMMODATION

1 Weaver Street: Rear entrance and stairs to first floor with living room/kitchen; stairs to 3rd floor with 2 bedrooms and bathroom/WC

2A New Road: ground floor corner flat with 2 bedrooms and bathroom/WC

2B New Road: ground floor flat facing Weaver Street with 2 bedrooms and bathroom/WC

2C New Road: ground floor flat with 2 bedrooms and bathroom/WC

4A New Road: first floor flat facing New Road, 2 double bedrooms, living room/kitchen and bathroom (known as Flat 1)

4B New Road: first floor flat facing Weaver Street, 2 double bedrooms, living room/kitchen and bathroom (known as Flat 2)

4C New Road: second floor flat facing New Road, 2 double bedrooms, living room/kitchen and bathroom (known as

Flat 3)

4D New Road: second floor flat facing Weaver Street, 2 double bedrooms, living room/kitchen and bathroom (known as Flat 4)

TENURE

The heritable (freehold) interest is available for purchase. Three of the flats are occupied on short - assured tenancy agreements, the others are vacant. Further information available on request.

TERMS

Our clients are seeking purchase offers for the property, subject to and with the benefit of the existing tenancy agreements.

A formal closing date is likely to be fixed for offers and seriously interested parties are advised to record their interest as soon as possible.



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RATEABLE VALUE

All of the flats with the exception of 2B New Road are assessed as Council Tax band C. 2B New Road has a B banding.

EPC

EPC's are available for all flats on request. Four are rated C, four are rated D

VAT

The price quoted is exclusive of VAT and intending purchasers must satisfy themselves as to the incidence of VAT on this particular transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction, and the purchaser will be liable for registration fees and LBTT.

FURTHER INFORMATION & VIEWINGS

Identity checks: In order to comply with anti - money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the relevant time. For further information and viewing please contact the sole agents, Colliers International.

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