DM HALL

For Sale

Former Surgery with Development Potential



73-75 Loudoun Road, Newmilns KA16 9HQ

176.98 sq m (1,905 sq ft)

- Attractive residential location in Newmilns
- Semi-detached, two storey surgery premises
- Gross area 177 sqm (1,905 sqft)
- Total site area of 0.10 hectares (0.26 acres)
- On site car parking
- 100% rates relief available
- Potential for residential conversion
- Offers over £150,000

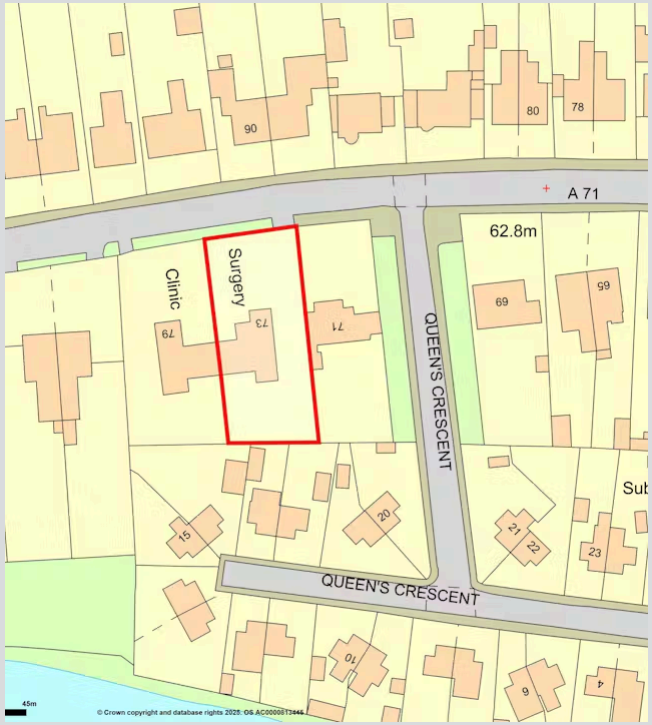
LOCATION

Loudoun Road is the main road running through Newmilns, forming part of the A71, with the property occupy a prominent position on the south side of the street to the western end of the town, close to the junction with Queens Crescent. The property attached on to an NHS clinic, but the immediate area is mainly residential in its nature.

Newmilns is in East Ayrshire around 7 miles east of Kilmarnock with a 15 minute drive and 26 miles south of Glasgow with a 44-minute drive time. The town has a population of around 2,800 persons.









DESCRIPTION

73-75 Loudoun Road is a semi-detached former surgery premises, part single storey and part two storeys of traditional construction with a rosemary tile clad roof.

The property has a large front garden and a private driveway, leading to a tarmac surfaced car park. The property has a cellular layout with the ground floor having a waiting room, a reception office, four private rooms and a toilet. The first floor has a further two private rooms, toilets and a storage cupboard.

The property has potential for alternative uses including residential conversion, subject to obtaining the necessary consents. Enquiries should be directed to East Ayrshire Council planning department on 01563 576790.

The property extends to the following gross internal floor areas:
Ground Floor: 128 sqm (1,378 sqft)
First Floor: 49 sqm (527 sqft)
Total: 177 sqm (1,905 sqft)

The net internal floor is 122 sqm (1,313 sqft) and the site extends to an area of 0.10 hectares (0.26 acres), or thereby.

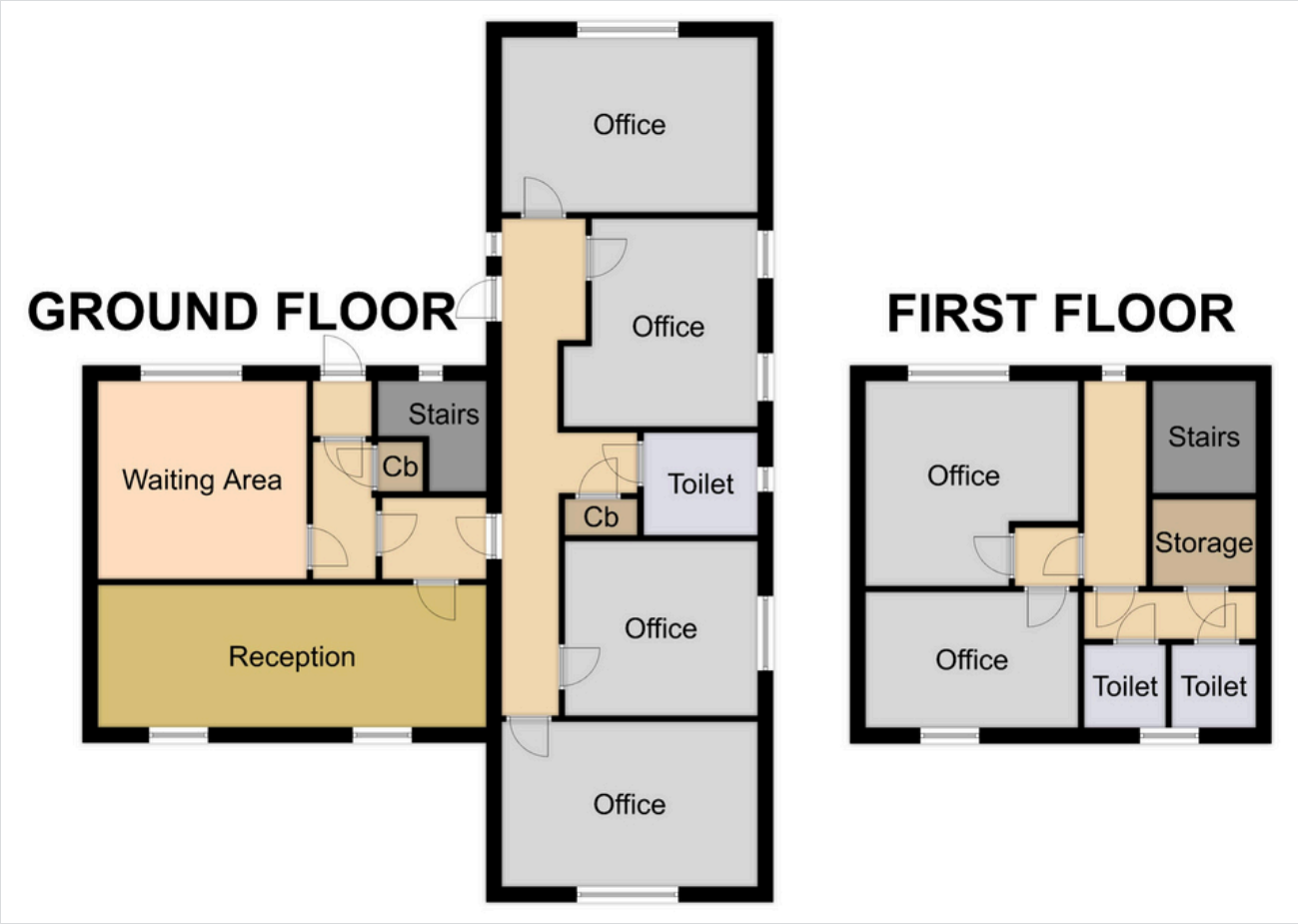
The rateable value is £7,000 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

Offers over £150,000 are invited for our clients heritable interest.

Each party to be responsible for their own legal costs incurred.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



PRICE

Offers in excess of £150,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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DM HALL

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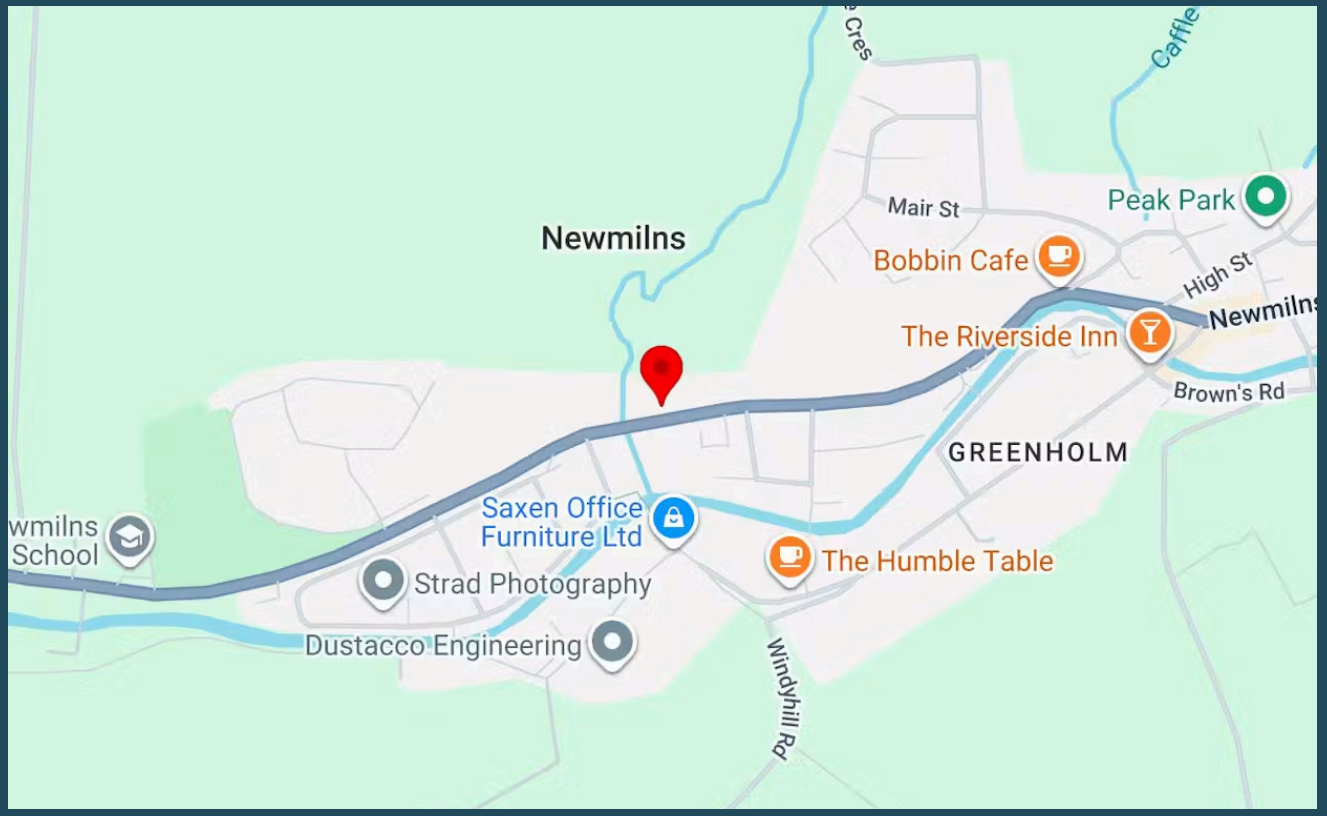

Make an enquiry

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PROPERTY REF: WSA2906

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