

DM HALL

For Sale

Former Vet
Surgery/Office with
Development Potential

153 Whitletts
Road, Ayr
KA8 0JG



85.01 sq m
(915 sq ft)

- Prominent roadside position, northeast of Ayr
- Semi-detached, bungalow style former veterinary surgery
- Good sized corner plot with private car parking
- Net internal area 85 sqm (915 sqft)
- 100% rates relief available
- Potential for other uses including residential conversion
- Offers over £110,000 are invited

LOCATION

Whitletts Road (A719) is main road route between Ayr town centre and the northeast of the town, with connections on to the A77 at the Whitletts Roundabout. The property occupies a corner position at the junction with Wills Road, and the area is mixed commercial and residential in its nature, with a Tesco Superstore and Ayr Racecourse opposite.

Ayr is in the largest town in South Ayrshire with a population of around 47,000 persons and lies around 32 miles southwest of Glasgow via the A/M77. The town has good road, rail and public transport connections.



DESCRIPTION

153 Whitletts Road, is a semi-detached, bungalow style property of traditional construction, most recently used as a veterinary surgery. The property has potential for other commercial uses, or for conversion to a residential dwelling, subject to obtaining the necessary consents from South Ayrshire Council.

The property has been sub-divided to form an entrance porch, a waiting/reception area, four private rooms, an open room, and a toilet. There is a basement store and floored attic rooms, each via hatch access. The property has a gas fired heating system with a new boiler.

An indicative layout plan is provided of the ground floor.

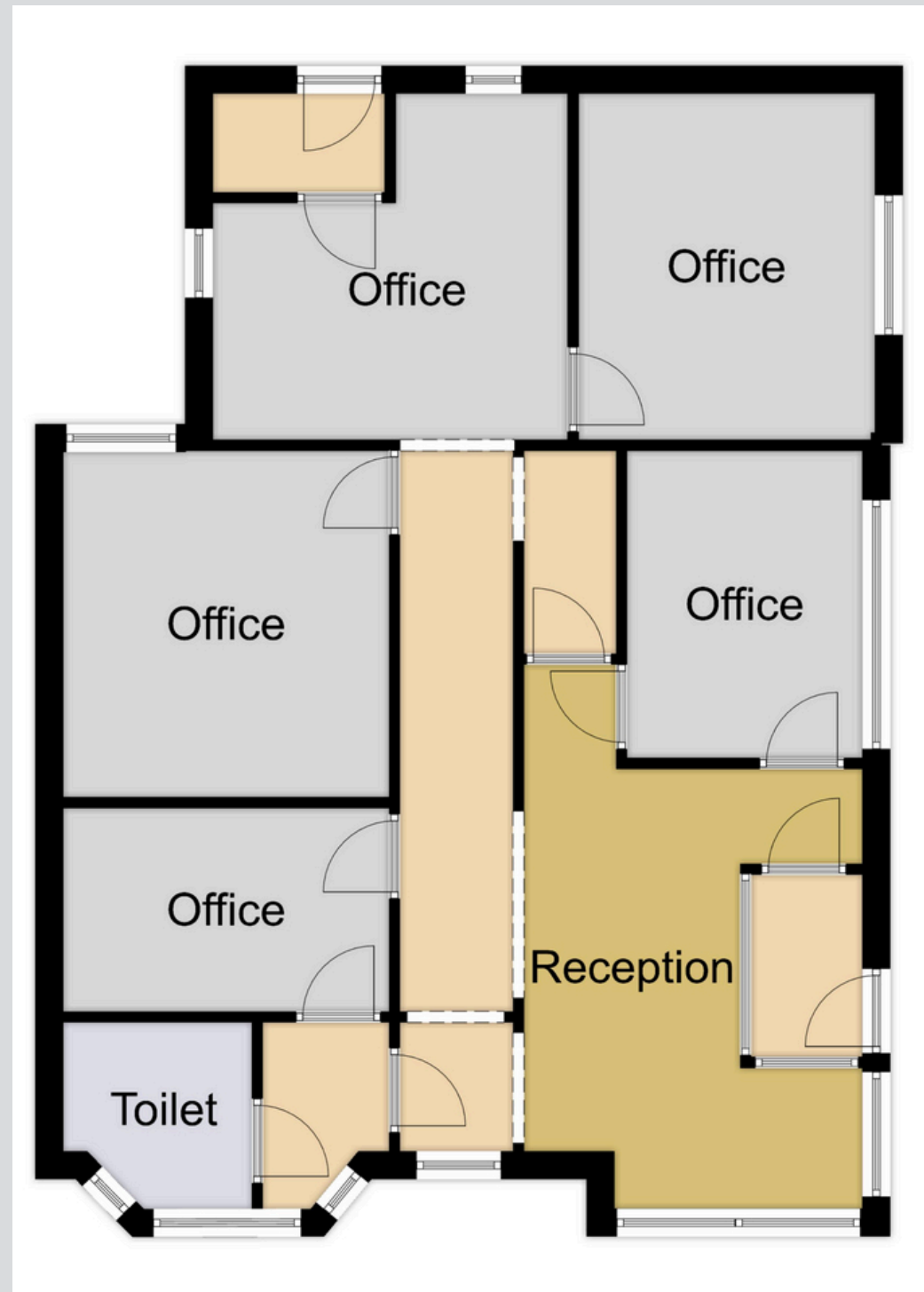
The prominent corner plot has good sized front and side gardens, with rear private car parking accessed off Wills Road.

The property extends to a net internal floor area of 85 sqm (915 sqft), or thereby. The gross internal floor area of the ground floor is 93sqm (1,001 sqft), or thereby.

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.



Offers in excess of £110,000

NON-DOMESTIC RATES

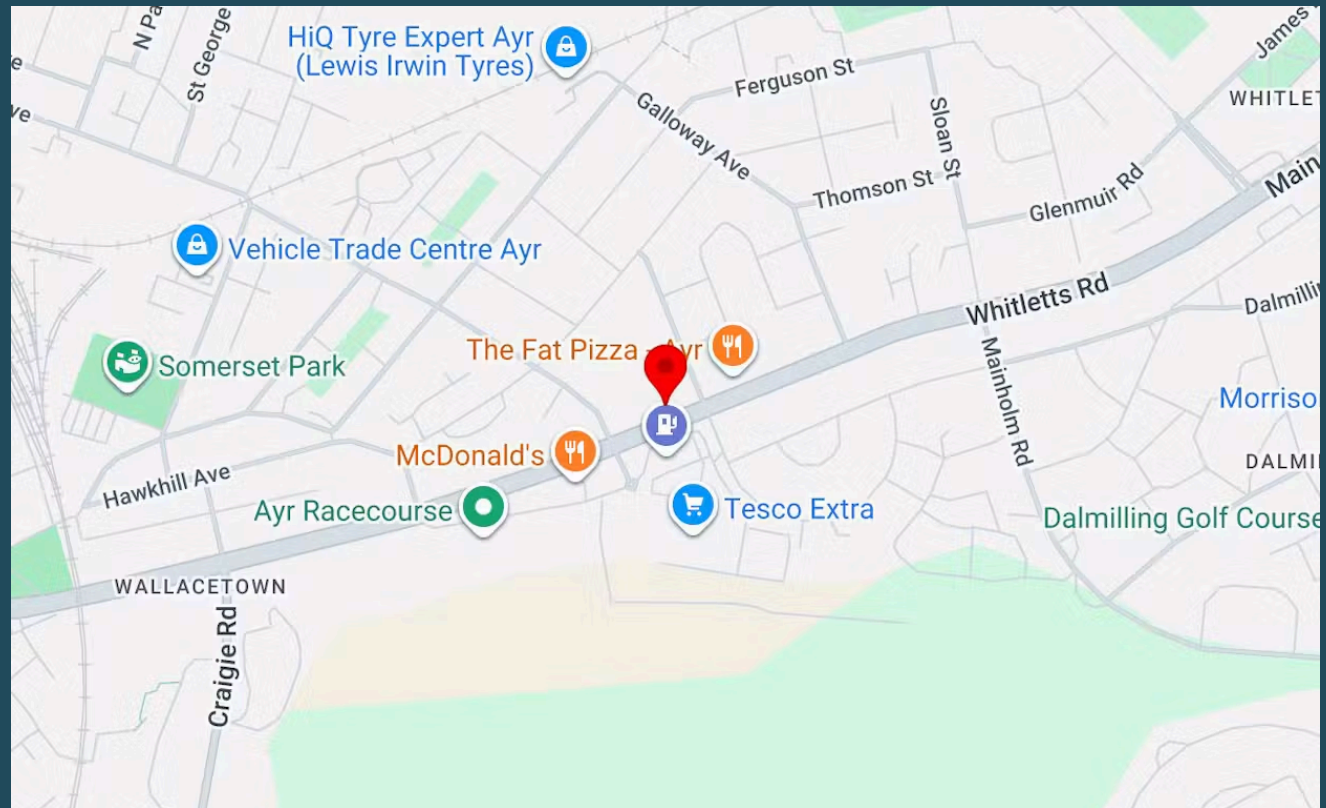
Rates Payable: The property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.
Rateable Value: £10,400

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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