

# FOR SALE

## OFFICE WITH DEVELOPMENT POTENTIAL

### STRATHYRE

**42** PRESTWICK ROAD  
AYR · KA8 8LB

- Prominent roadside location north of Ayr Town Centre
- Close to railway station and main amenities
- Detached, two storey office building with car parking and large gardens
- Net internal area 244 sq.m (2,626 sq.ft) on a site of 0.16 hectares (0.4 acres)
- Potential for alternative use development
- Offers over £300,000 are invited

**Commercial Department**  
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**DM HALL**  
CHARTERED SURVEYORS



## LOCATION

Prestwick Road is an arterial road close to Ayr Town Centre, extending north to Prestwick and Heathfield Road, a link road extending east on to the A77. The property is located within Newton-On-Ayr, a predominantly residential area. Newton on Ayr railway station, a two minute walk from the property, has fast and regular services to Glasgow with additional services at Ayr station.

Ayr is located 37 miles south west of Glasgow and 18 miles from Kilmarnock with the A/M77 by pass offering a short drive time between the three locations. Ayr is the administrative capital of the South Ayrshire region and has a population of around 47.000 persons.

## DESCRIPTION

'Strathyre' is a detached, mainly two storey office building of traditional construction having the benefit of private car parking with 13 spaces to the front of the property and a large enclosed garden to the rear.

The offices are cellular in style with a series of offices, public rooms, toilets and a commercial kitchen at ground floor level, with additional private offices on the first floor.





The property would be an ideal HQ building, or, as a business centre with potential for alternative uses such as residential, subject to obtaining the necessary consents.

The plans provided are indicative only.

## AREAS

The building extends to the following net internal floor areas:

Ground	173 sq.m	(1,862 sq.ft)
First	71 sq.m	(764 sq.ft)
<b>Total</b>	<b>244 sq.m</b>	<b>(2,626 sq.ft)</b>

The site extends to 0.16 hectares (0.4 acres), or thereby.

## RATING

The rateable value is £20,750.

## PRICE

Offers over £300,000 are invited for our client's heritable interest, exclusive of VAT (if applicable).

## EPC

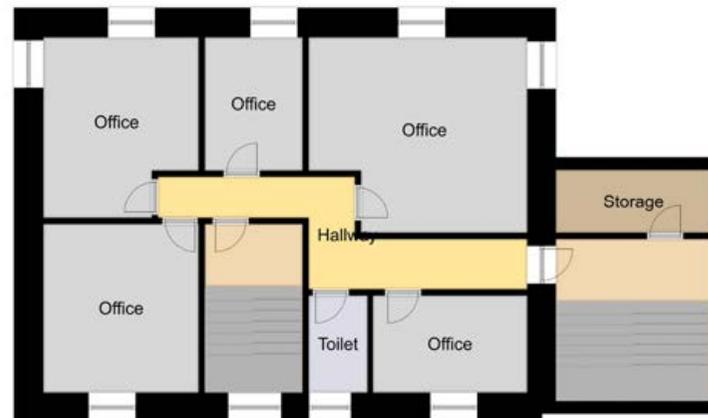
EPC upon request.

## LEGAL COSTS

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



**GROUND FLOOR**



**FIRST FLOOR**



## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

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