

Ryden

FOR SALE

AYR ICE RINK
3,500 SQ. M. (37,674 SQ. FT.)

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



9 LIMEKILN ROAD
AYR
KA8 8DG

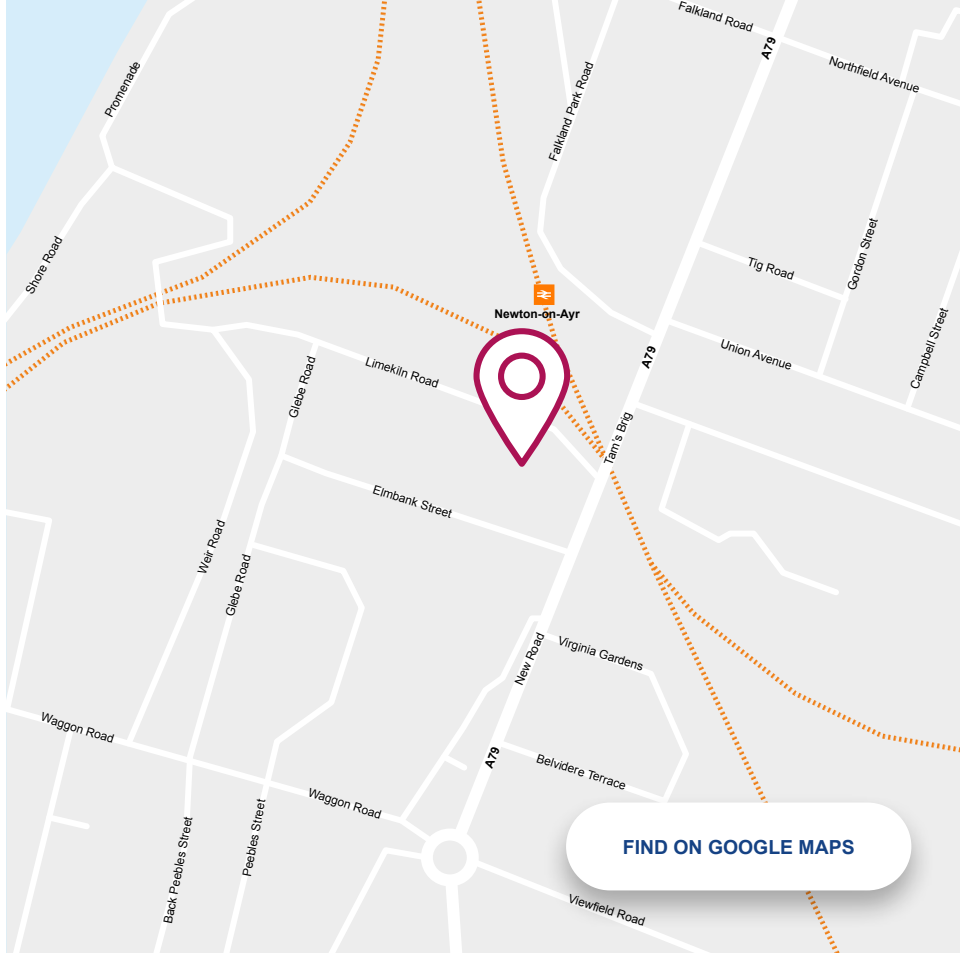
**DEVELOPMENT
OPPORTUNITY**

**0.69 HECTARES (1.7
ACRE) SITE**


**GROSS INTERNAL AREA
3,500 SQ. M. (37,674
SQ. FT.) APPROX.**

OFFERS INVITED





[FIND ON GOOGLE MAPS](#)



**LOCATED ON
LIMEKILN ROAD
ADJACENT TO
TAM'S BRIG IN
THE NEWTON-
ON-AYR DISTRICT**

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.

DESCRIPTION

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

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	3,500	37,674

RATING ASSESSMENT

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

RV £44,800

EPC

A copy of the EPC is available upon request.

PLANNING

The property is zoned for business and industrial use 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.

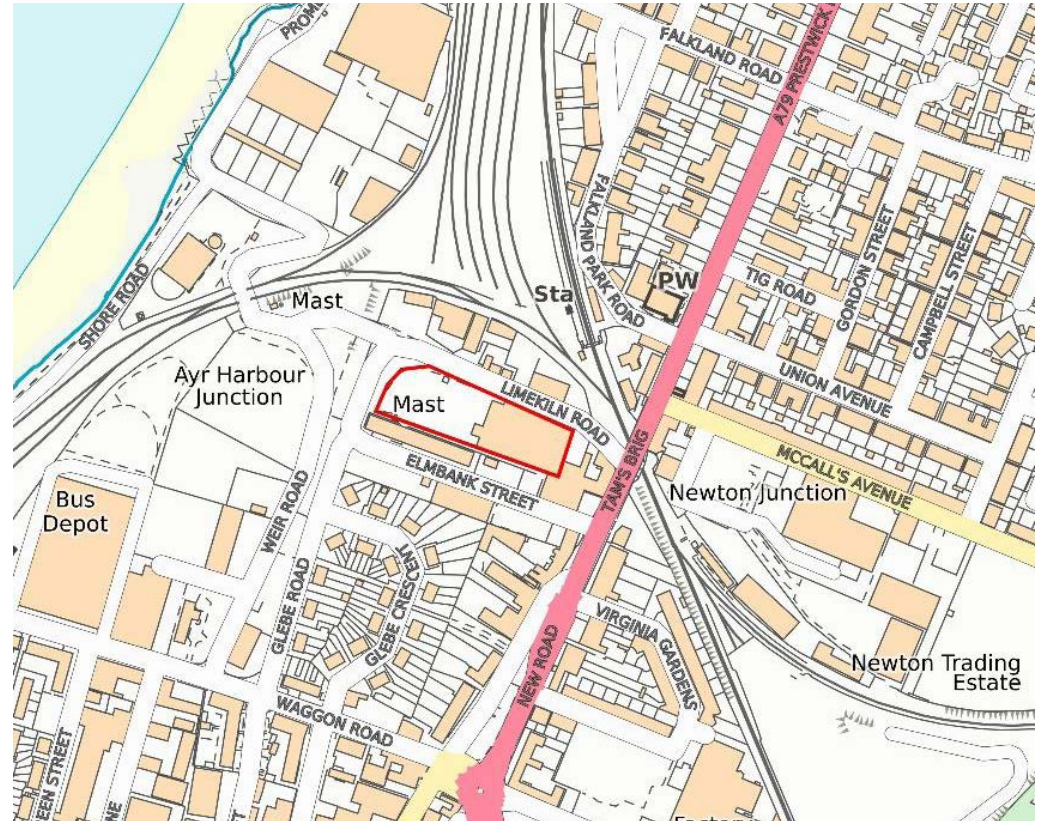
COSTS

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.



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FORMED OVER
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FOR SALE

AYR ICE RINK

3,500 SQ. M.

(37,674 SQ. FT.)



9 LIMEKILN ROAD

AYR

KA8 8DG

GET IN TOUCH

Viewing is strictly by arrangement with the joint selling agents.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **August 2023**

