

## MIXED RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

- > FULL TOWNHOUSE PROPERTY
- > PROMINENT POSITION OVERLOOKING THE LOW GREEN
- > FOUR FLATS AND ONE SHOP
- > POTENTIAL INCOME AROUND £26,500 PER ANNUM
- > OFFERS OVER £375,000

FOR SALE

**16 WELLINGTON SQUARE, AYR, KA7 1EZ**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located on the south side of Wellington Square overlooking Ayr County Buildings and adjacent to the Low Green within Ayr town centre occupying a prominent corner location.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

## THE PROPERTY

The property comprises a two storey attic and basement end terrace townhouse with painted stone walls and pitched roof clad in slate with brick built projection to the rear.

The accommodation is summarised below:

### RESIDENTIAL

#### Lower Ground Floor

- > Entrance Hallway
- > Lounge
- > Kitchen
- > Bedroom
- > Shower Room

#### Ground Floor Flat

- > Entrance Hallway
- > Lounge
- > Bedroom
- > Kitchen
- > Bathroom

#### First Floor Flat

- > Entrance Hallway
- > Lounge
- > Dining kitchen
- > Two Bedrooms
- > Bathroom

#### Attic Flat

- > Entrance Hallway
- > Lounge/Kitchen
- > Bedroom
- > Bathroom

### SHOP UNIT

- > Sales Area
- > Staff WC

## PLANNING

There are no planning consents in place for refurbishment or development of the unit however we understand that South Ayrshire Council favour sympathetic restoration of the existing building.

Interested parties should contact the Council for further information.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## 16 WELLINGTON SQUARE, AYR

ACCOMMODATION	SqM	SqFt
Lower Ground Flat	38.6	416
Ground Floor Flat	44.1	474
First Floor Flat	85.0	915
Attic Floor	60.5	651
Shop	37.8	407

The above areas have been calculated on the following basis:

.Residential – Gross Internal Area

Shop – Net Internal Area



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2020**



## LEASE INFORMATION

Three of the four flats are currently let on Short Assured Tenancy Agreements producing an annual rental of £14,950 per annum. The attic flat is currently vacant although once occupied rental income should increase to £19,500 per annum.

The shop is currently let on an annual lease at a rental of £6,960 per annum. The potential annual income is therefore around £26,500 per annum.

## PRICE

Offers over **£375,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## 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.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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