

GRANGEMUIR ROAD, PRESTWICK, KA9 1SN



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LOCATION

The subjects are located on Grangemuir Road at the Prestwick Beach Esplanade adjacent to the local sailing club and St Nicholas golf course.

The site benefits from uninterrupted views across the Firth of Clyde to Arran.

Prestwick is one of the principal settlements in the South Ayrshire Council area with a resident population of around 15,000.

THE PROPERTY

The subjects comprise a two storey former café property used latterly as a gym although now secured against entry.

Our clients have gained planning consent for a seven unit flatted residential development on site.

PLANNING

Consent has been granted by South Ayrshire Council on appeal under reference 18/0625/APP for a seven unit residential development, the decision date was 14th December 2018.

The planning consent has been renewed under reference 21/01130/FUR, the decision date was 26th January 2022.

The scheme is shown on the attached Plan and comprises six one bed flats over ground and first floors with the seventh flat being a two bed penthouse unit.

Eight private and two visitor car parking spaces are included together with landscaped areas to the perimeter of the site.

RATING

The subjects are not assessed for rating purposes.

PRICE

Offers are invited.

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.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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.



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

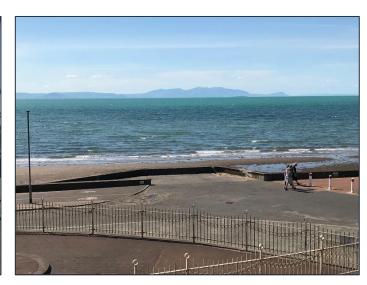
Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987 Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk









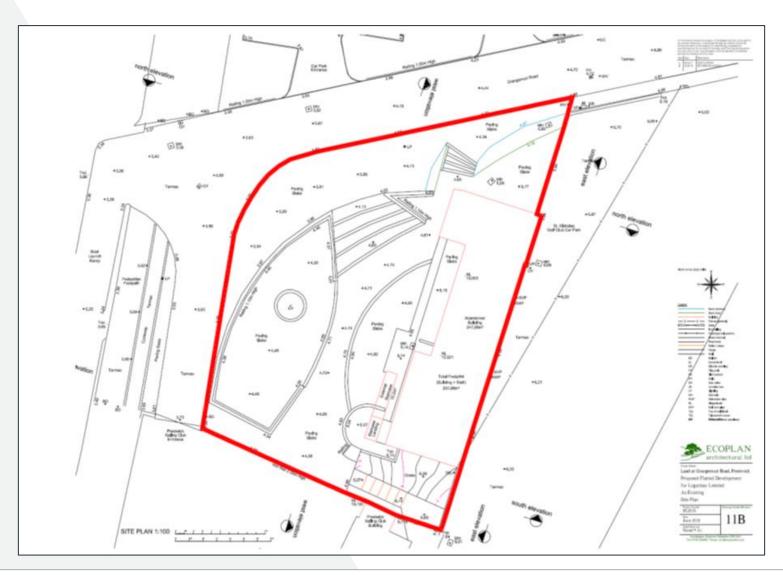


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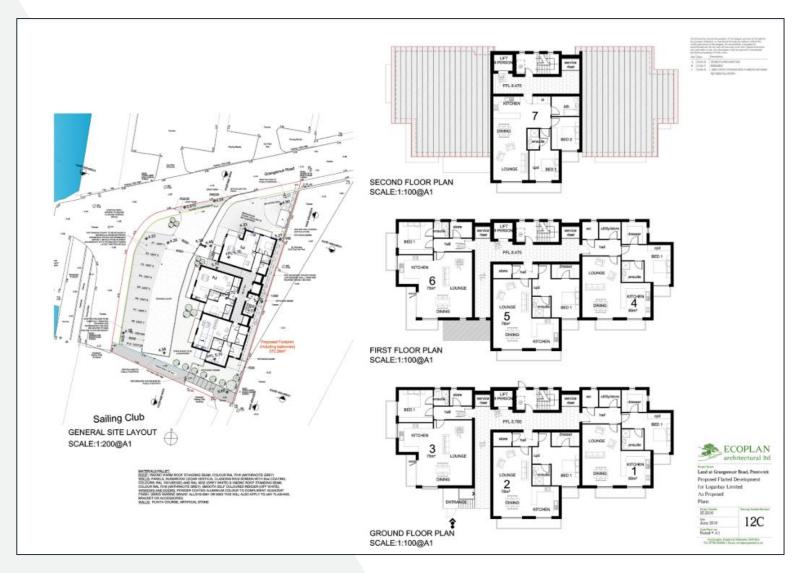


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