

## DEVELOPMENT OPPORTUNITY

- > PROMINENT TOWN CENTRE LOCATION
- > ATTRACTIVE CATEGORY "B" LISTED FORMER CINEMA AND BINGO HALL
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > 2,896.77 SQ. M. (31,181 SQ. FT.)
- > SALE - OFFERS OVER £400,000
- > RENT – OFFERS OVER £60,000 PER ANNUM



# FOR SALE/TO LET

**4 BOSWELL PARK, AYR, KA7 1NW**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) David Houston BSc (Hons) [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects occupy a prominent position on the south side of Boswell Park between its junctions with Sandgate and Douglas Street set amongst a variety of licenced, leisure and retail users including The Treehouse, Spar and Vinyl Nightclub. A large car park lies adjacent to the property.

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

## THE PROPERTY

The subjects comprises an Art Deco Category B Listed former cinema dating back to the 1930's which was used until recently as a bingo hall.

The layout is fairly typical for a building of its time with the main auditorium taking up the majority of the floor space running to the full height with much of the original character retained.

Internal accommodation comprises the following:

### Ground:

- > Foyer and Vestibule
- > Main Auditorium
- > Bar Servery
- > Cellarage/Stores
- > Kitchen/Prep Area
- > Staff Office
- > W.C. Facilities

### Upper Floor:

- > Circle
- > Upper Circle
- > Viewing Boxes
- > Offices
- > Staff Rooms
- > Projection Room

## PLANNING

The property has the benefit of Class 11 consent but it is suited to a variety of uses subject to planning. Interested parties should make their own enquires with South Ayrshire Council

## RATING ASSESSMENT

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

RV £71,500

## ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of 'F 83'.

A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

## RENT

Offers over **£60,000 per annum** are invited.

4 BOSWELL PARK, AYR

ACCOMMODATION	SqM	SqFt
Ground	1370.23	14,749
Upper Floor	1526.54	16,432
<b>TOTAL</b>	<b>2,896.77</b>	<b>31,181</b>

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



**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 2023**



## PRICE

Offers over **£400,000** are invited.

Our clients are willing to consider offers subject to planning although clean offers are preferred. Interested parties are advised to formally note interest as a closing date may be set.

## 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 in the case of a lease.

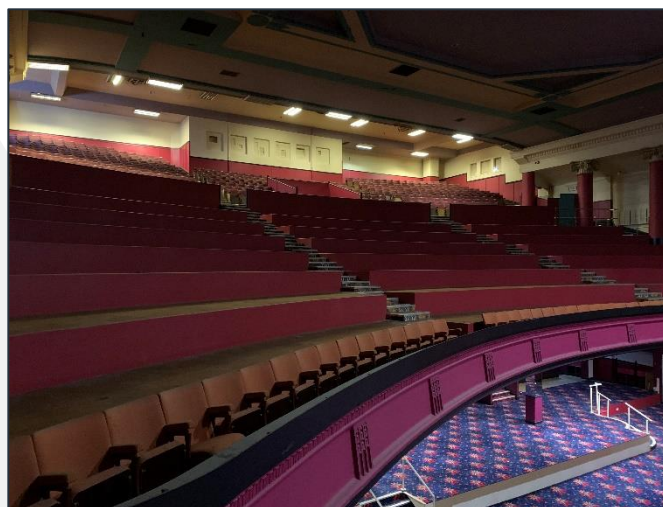
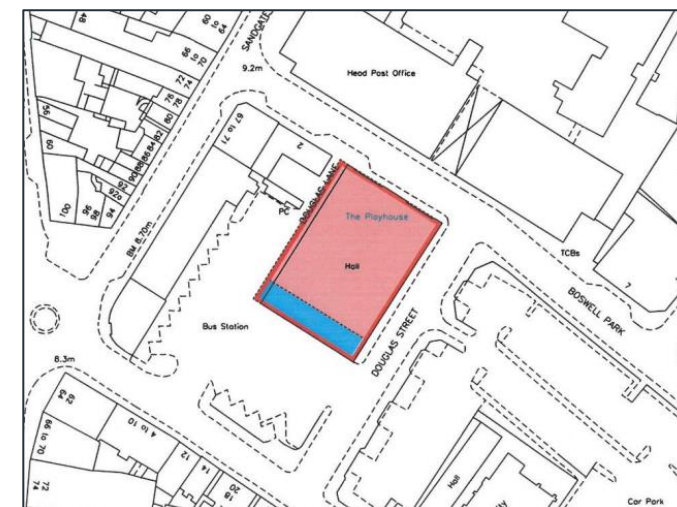
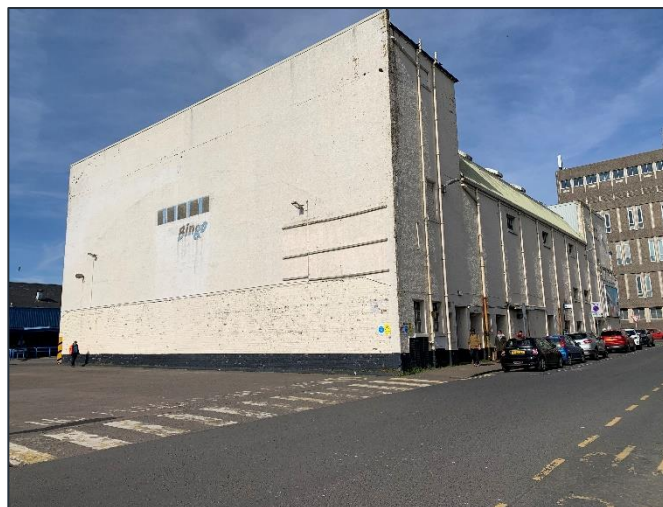
## VALUE ADDED TAX

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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