

# DM HALL

# For Sale

Offices with Asset  
Management and  
Development Potential

19 Wellington  
Square, Ayr,  
KA7 1EZ



132.70 sqm  
1,428 sqft

# Property Details

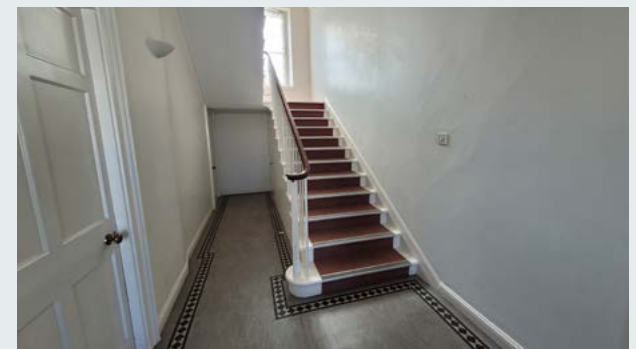
- Established office location close to Ayr town centre
- Two upper floors of a Category B listed townhouse
- Part income producing with asset management potential
- Potential for alternative uses/development
- Offers over £125,000 are invited

## Location

Wellington Square is a focal point in Ayr Town Centre and an established office location being home to the headquarters of South Ayrshire Council, Ayr Sheriff Court and a variety of professional occupiers including accountants, architects, and financial service providers, amongst others.

Ayr Town Centre is a short walk east of the location and there are good amenities nearby including a bus station, railway station and numerous food and beverage businesses.

Ayr is the principal town and administrative base in the South Ayrshire region with a resident population of around 47,000 persons and a regional catchment of around 113,000 persons. Ayr lies around 39 miles southwest of Glasgow, accessed via the A/M77 road network and lies on a main railway line with regular services to Glasgow and Stranraer. Newton on Ayr station is a short walk from the property.



# Property Details

## Description

19 Wellington Square is a category B listed, mid terraced townhouse contained over four floors, with the subjects comprising of the first and attic floors, accessed via a shared hallway and stairwell.

The accommodation comprises traditional, cellular style offices with four rooms, a kitchen and a toilet at first floor level and a further two rooms with a toilet on the attic floor.

The property has rear garden grounds, accessible via the common hallway.

An indicative floorplan is provided.

## Areas

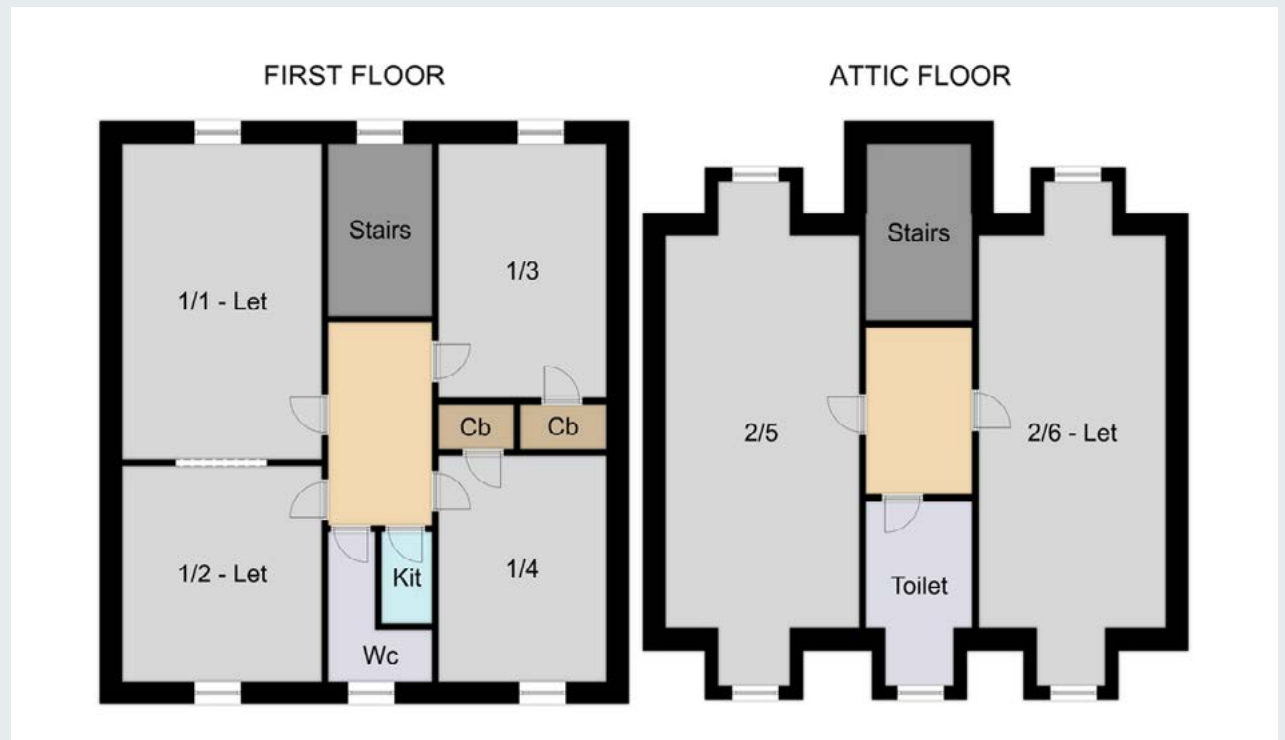
The property extends to a net internal floor area of 132.70 sqm (1,428 sqft), over the two floors.

## Rating

The offices are individually rated, and each qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## Tenancy

Suite	Size sqm	Size sqft	Rateable Value	Rent (pa)	Comments
1/1 & 1/2	41.40	446	£5,200	£4,000	plus S/C
1/3	18.00	194	£2,250		
1/4	17.20	185	£2,150		
2/5	25.30	272	£2,400		
2/6	30.80	332	£2,850	£2,700	inc S/C
<b>Total</b>	<b>132.70</b>	<b>1,428</b>		<b>£6,700</b>	



# Property Details

## Price

Offers over £125,000 are invited for our clients heritable interest.

## Legal Costs

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

## EPC

EPC available upon request.



## Make an enquiry

Anthony.Zdanowicz@dmhall.co.uk  
07768 031 297

**DM Hall Commercial Department**  
15 Miller Road  
Ayr, KA7 2AX  
  
01292 268055



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