Former Public Toilets, North Shore, A78 ARDROSSAN

Ref:- G2294299

Price – Offer in excess of £5,000

Overview

The subjects sit on the grassed area between the A78, Eglinton Road and the popular stretch of coastline fronting Ardossan North Shore, close to the Loup Caravan Park. There are attractive views across the Firth of Clyde to Arran from the area.

Access to the building is on foot from the road (no vehicular access). It is hoped potential purchasers will consider development of the subjects to enhance the beachfront and possibly tourist facilities in the area.
**Description.**
The subjects comprise a single storey brick building clad externally with rough render and surmounted by a flat roof. The subjects were formally utilised as a public toilet and accordingly the internal accommodation comprises of one male and one female WC compartment. The subjects are in a poor condition and require refurbishment. It should be noted that there is no vehicle access to the subjects.

**Access is provided by a pedestrian right of access only.**

**Site Area**
The site is a rectangular shape and extends to approximately 99 sq m (0.02 acres). The building extends to a Gross Internal Area of approximately 21m² (226 sq ft) or thereby.

**Price**
North Ayrshire Council are inviting offers in excess of £5,000 for the freehold interest in the above subjects. Any offer must be submitted in Scottish Legal format using the envelope provided by North Ayrshire Council.

For the avoidance of doubt, the property is to be sold as seen.

**Rates**
The subjects are not currently entered in the valuation roll. Interested parties should contact the Scottish Assessors’ Association for more information.

**VAT**
The price quoted is exclusive of Value Added Tax.

**Legal Costs**
It is standard Council practice that the successful purchaser is liable for the Council’s Legal and Estates fees and expenses calculated at 1.5% of the purchase price subject to a minimum of £1,500. Fees must be paid by the purchaser on or prior to any date of entry agreed between the purchaser and North Ayrshire Council.

**Town Planning**
The subjects are located on the outskirts of Ardrossan within a countryside area. The property has most recently operated as a public toilet’s although redevelopment to alternative uses may be considered. Interested parties should therefore consult with the planning team to determine whether their intended use conforms to current planning policy.

01294 324319 or eplanning@north-ayrshire.gov.uk

**Viewing by appointment with:-**
North Ayrshire Council – Estates Section
Cunninghame House, IRVINE, KA12 8EE
01294 324888

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