

DM HALL

For Sale

**Surgery Premises
with Development
Potential**

**73-75 Loudoun
Road, Newmilns,
KA16 9HQ**



**177 sq m
(1,905 sq ft)**

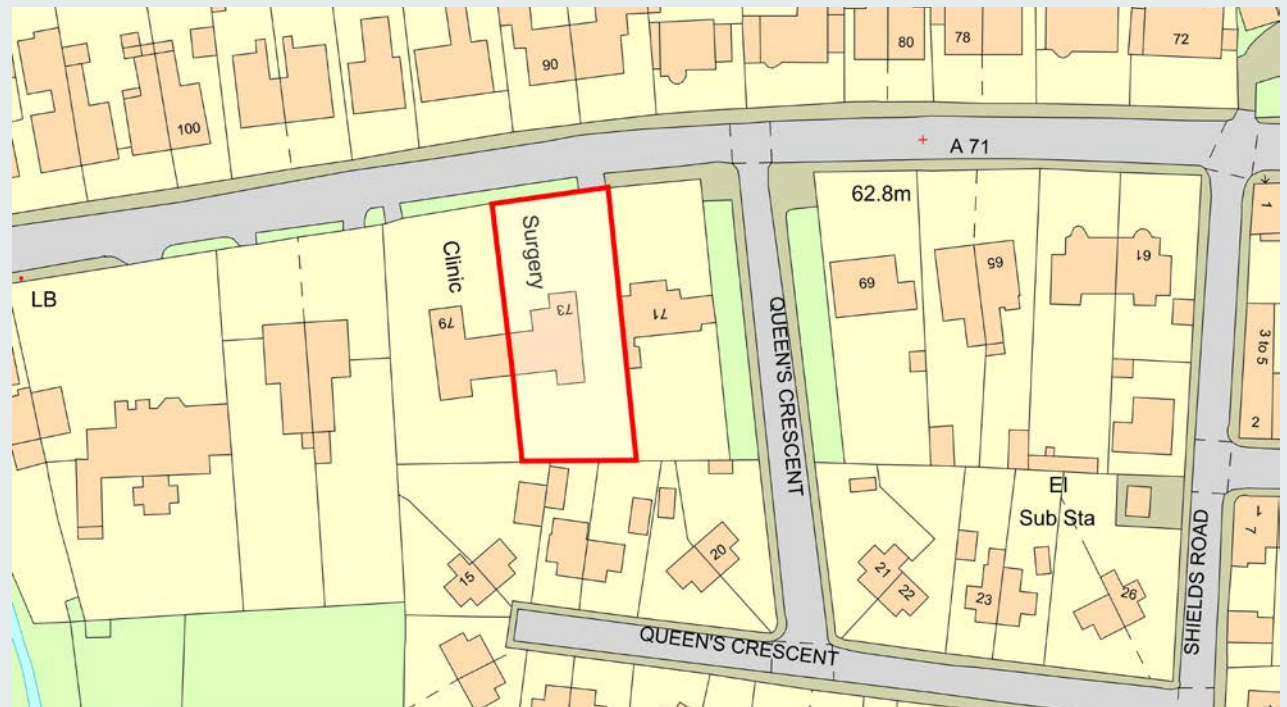
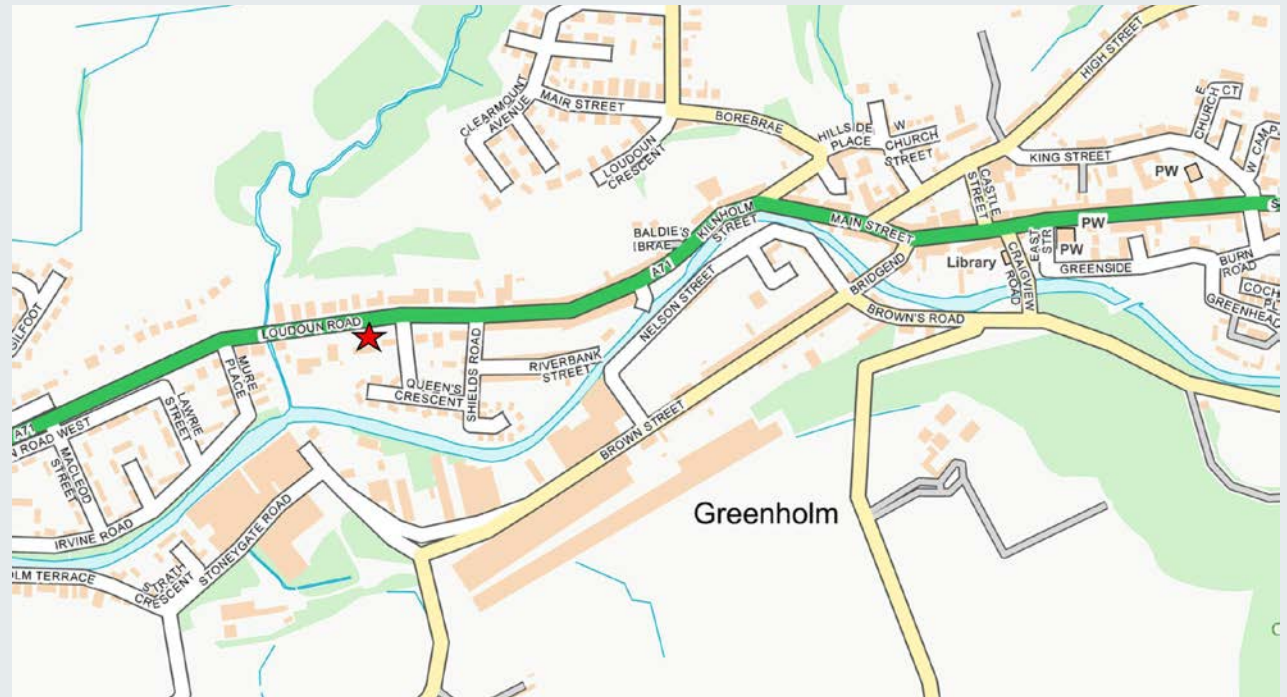
Property Details

- Popular location in Newmilns
- Semi-detached surgery premises
- Gross area 177 sqm (1,905 sqft)
- Total site area of 0.10 hectares (0.26 acres)
- On site car parking
- 100% rates relief available
- Potential for residential conversion
- Offers over £150,000

LOCATION

Loudoun Road is the main road running through Newmilns, forming part of the A71, with the property occupying a prominent position on the south side of the street to the western end of the town, close to the junction with Queens Crescent. The property is attached to an NHS clinic but the immediate area is mainly residential in its nature.

Newmilns is located in East Ayrshire around 7 miles east of Kilmarnock and 26 miles south of Glasgow with a 44-minute drive time. The town has a population of around 2,800 persons.



Property Details

DESCRIPTION

73-75 Loudoun Road is a semi-detached former surgery premises, part single storey and part two storeys of traditional construction with a rosemary tile clad roof. The property has a large front garden and a private driveway, leading to a tarmac surfaced car park.

The property has a cellular layout with the ground floor having a waiting room, a reception office, four private rooms and a toilet. The first floor has a further two private rooms, toilets and a storage cupboard.

The property has potential for alternative uses including residential conversion, subject to obtaining the necessary consents. Enquiries should be directed to East Ayrshire Council planning department on 01563 576790.

AREAS

The property extends to the following gross internal floor areas:

Floor	sq m	sq ft
Ground	128	1,378
First	49	527
Total	177	1,905

The net internal floor is 122 sqm (1,313 sqft) and the site extends to an area of 0.10 hectares (0.26 acres), or thereby.

RATING

The rateable value is £7,000 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

EPC

EPC available upon application.



Property Details

PRICE

Offers over £150,000 are invited for our clients heritable interest.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

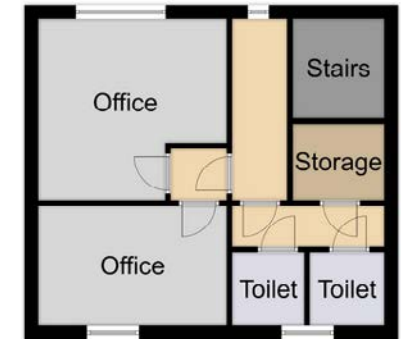
ANTI MONEY LAUNDERING

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GROUND FLOOR



FIRST FLOOR



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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anthonyz@dmhall.co.uk

DM Hall Commercial Department

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DM HALL



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RICS

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