

CLOSING DATE: 12 NOON THURSDAY 12th JUNE 2025

TO LET



**FORMER LIBRARY
MONTGOMERIE STREET
GIRVAN**

LOCATION

Girvan is a coastal town with a population of around 7,000 persons. The town is situated 20 miles south of Ayr and 55 miles south-west of Glasgow City Centre.

The subjects are the former library located in Montgomerie Street to the northeast of the town.

DESCRIPTION

The building is of brick construction. The building was previously used as a library, with additional meeting room, staff room and toilets.

ACCOMMODATION

The building extends to 398 sq m (4,284 sq ft) gross internal area.



SERVICES

Mains drainage, water, gas and electricity are available within the property.

RATEABLE VALUE

The rateable value is currently £17,600 per annum.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is G.

PLANNING

The property may be suitable for various uses, previously it was a library, other community uses may be considered but planning consent may be required for a change of use.

It is recommended that interested parties contact the Council's Planning Service on 01292 616107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information.

LEASE

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. A copy of the Council's standard lease is available on request.

PROFESSIONAL FEES

The ingoing tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

OFFERS

Offers are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section.

Closing Date – A closing date has been set for Thursday 12th June 2025. All offers should be e-mailed direct to Estates@south-ayrshire.gov.uk between 11am and 12 noon. All offers received after this time cannot be considered.

CONTACT

For further information and access please contact: -

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South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.



Former Girvan Library

Scale 1:471

