

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE

21 OCTOBER 2003

PROPERTY SURPLUS TO REQUIREMENTS - 13 MAIN STREET, KILMAURS

Report by Director of Development Services

1 PURPOSE OF REPORT

- 1.1** To seek approval for the commercial premises at 13 Main Street, Kilmaurs and associated garden ground to be declared surplus to operational requirements.

2 BACKGROUND

- 2.1** The subjects comprise a former bookmakers premises, extending to 51 sq m (549 sq ft) or thereby situated on the ground floor of a two storey building with residential accommodation above and associated garden ground to the rear. The premises were vacated on 23 May 2003 following the death of the previous tenant.
- 2.2** The property is situated in a central location within the Kilmaurs conservation Area which comprises of mixed commercial and residential uses.

3 CURRENT POSITION

- 3.1** In order to test the market and achieve a capital receipt in the current financial year the bookmakers shop and associated land extending to 26 sq m (279 sq ft) or thereby and identified as Plot A on the plan attached, has been advertised for sale, prior to being formally declared surplus, with a closing date of 10 November 2003.
- 3.2** The current proprietor of the flat at 11 Main Street, Kilmaurs, which is situated immediately above the shop has enquired about the possibility of acquiring the area of garden ground extending to 74 sq m (801 sq ft) or thereby which forms part of the Council's title to 13 Main Street, Kilmaurs and is identified as Plot B on the plan attached. This party has been maintaining this land under the mistaken belief that the land was included within the title to 11 Main Street, Kilmaurs.

4 FINANCIAL IMPLICATIONS

4.1 The Capital Receipts arising from the sale of the premises and garden ground will be credited to the General Services Capital Account.

5 LEGAL IMPLICATIONS

5.1 There are no legal implications arising directly from the terms of this report.

6 RECOMMENDATION

6.1 It is recommended that the Committee declare the building at 13 Main Street, Kilmaurs and land identified as Plots A and B on the plan accompanying this report surplus to operational requirements

Stephen Chorley
Director of Development Services
7 October 2003

BACKGROUND PAPERS

Nil

For further information on the content of this Report, please contact Robert Paton, Head of Economic Development (Ext 6142)

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