

For Sale

Retail Premises & Attached Dwelling House

23 Adamton Road North, Prestwick KA9 2HY



- House currently leased – rent £6,000 pa
- Prominent neighbourhood shop suited to variety of uses
- Attractive to investors and owner occupiers
- Offers over £220,000
- Full rates remission available under Small Business Bonus Scheme

VIEWING & FURTHER INFORMATION:

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LOCATION

Prestwick is the second largest town within South Ayrshire, having a resident population of around 15,000 persons whilst the South Ayrshire Council area has a population in excess of 112,000.

The town is located to the north of Ayr, the principal town in South Ayrshire and benefits from excellent communication links, lying adjacent to the A77/M77, which provides direct access to Glasgow. Prestwick International Airport provides regular flights within the UK and abroad.

The subjects are located in a popular and established private residential district of the town with Adamton Road North carrying a reasonable traffic volume at most times of day.

THE PROPERTY

The subjects comprise a one storey and attic dwelling house with shop set in a building which appears around 60 years old formed in brick with tiled roof including Velux and dormer windows with a number of single storey projections to the rear together with enclosed garden.

The accommodation comprises the following:

Dwelling House

- Lounge
- Dining Room
- Kitchen
- Cloakroom
- Three Bedrooms
- Bathroom

The house is well presented internally with modern fittings.

Retail Premises

- Sales Area
- Two Store Rooms
- Staff WC

The shop benefits from a regular shaped sales area with generous storage accommodation to the rear.

FLOOR AREA

House (Gross Internal Area) 122 sq. m. (1,313 sq. ft.)

Shop (Net Internal Area) 89.5 sq. m. (964 sq. ft.)

LOCAL TAXATION

The subjects are currently assessed as follows:

House – Council Tax Band “E”

Shop – Rateable Value £6,000

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC's are available upon request.

LEASE

The residential premises have been occupied for a period of years by the current tenants under a Short Assured Tenancy Agreement at a current passing rental of £500 pcm, a copy of the lease is available upon request.

The shop unit is vacant.

ASKING PRICE

Offers over **£220,000** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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Publication date: January 2019

