

19 HAMILTON STREET GIRVAN

TO LET / MAY SELL RETAIL PREMISES

37.14 sq m (400 sq ft)



19 Hamilton Street
Girvan
KA26 9EY

- prominent Class 1 premises available for immediate occupation
- located in the heart of Girvan town centre
- no VAT on rent / purchase price
- eligible for 100% rates relief under Small Business Bonus Scheme
- may be suitable for alternative uses including café/hot-food subject to planning

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Location

The subjects are located in the heart of Girvan town centre within the South Ayrshire local authority region approximately 21 miles south of Ayr, with a local population of 6,700 persons.

Hamilton Street is located north of Dalrymple Street, Girvan's main high street, and immediately east of the A77, the main arterial route connecting Girvan with Kilmarnock via Ayr. Neighbouring occupiers include Leith Home Bakery, Carrick Cakes and Artemisia.

Public transport links are provided with numerous bus services operating on Hamilton Street and Girvan Railway Station within 10 minutes walking distance to the north.

Description

The subjects comprise mid-terraced retail premises within a mixed retail and residential parade.

Internally the subjects present open-plan retail space with large display window to the front and partitioned room to the rear along with WC facilities and staff kitchen.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a net internal floor area of;

37.14 sq m (400 sq ft)

Planning

The subjects benefit from Class 1 retail consent, however, may be suitable for alternative uses including café/hot-food, subject to planning. All planning queries should be made directly to South Ayrshire Council on 0300 123 0900.

Asking Terms

The subjects are available on the basis of a new FRI lease at a rental of £100 per week.

Alternatively, our client would consider selling the subjects with asking price £30,000.

Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £2,100.

Under the Small Business Bonus Scheme some occupiers may benefit from 100% rates relief.

VAT

No VAT is payable on the rent/purchase price.

EPC's

Available upon request.

Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP

Sadik Chowdhury
schowdhury@geraldve.com
Tel. 0141 227 2379

Gregor Brown
gbrown@geraldve.com
Tel. 0141 227 2375



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