



- Rare freehold opportunity
- Scope for variety of uses
- 611.32 sq. m. (6,580 sq. ft.)
- Offers over £320,000 + VAT

#### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

[www.shepherd.co.uk](http://www.shepherd.co.uk)

#### LOCATION

The subjects are located on the east side of Alloway Street to the south of its junction with Kyle Street/High Street in a prominent secondary town centre location. Shops in the area are occupied by a combination of local and national traders although with a number of vacant units in close proximity.

Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

#### THE PROPERTY

The subjects comprise substantial showroom premises set within a series of linked buildings.

The original front facing building is formed in stone and slate with substantial brick extensions to the rear.

The internal accommodation comprises the following:

- Entrance Hallway
- Sales Area
- Secondary Sales Area

- Store Room
- Staff Room
- Kitchen
- W.C Facilities

#### FLOOR AREA

The approximate net internal floor area is

611.32 sq. m. (6,580 sq. ft.)

#### RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £37,000

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

### ASKING PRICE

Offers over **£320,000 + VAT** 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.

The property has been elected for VAT.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on 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.

### PORTFOLIO SALE

The subject premises offer part of a larger portfolio being sold on behalf of our client. A schedule summarising the entire portfolio is available upon request.

Our client would be willing to consider offers for the portfolio in whole or part in addition to individual disposals.

### VIEWING

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

A 22 Miller Road, Ayr, KA7 2AY  
T 01292 267987  
F 01292 611521  
E [AyrCommercial@shepherd.co.uk](mailto:AyrCommercial@shepherd.co.uk)

Publication date: January 2018

