

FORMER CHURCH BUILDING

- > LOCATED IN ESTABLISHED RESIDENTIAL AREA
- > SCOPE FOR ALTERNATIVE USE SUBJECT TO PLANNING
- > SITE AREA 0.13 HECTARES (0.32 ACRES)
- > 290.86 SQ. M. (3,131 SQ. FT.)
- > OFFERS OVER £70,000

FOR SALE

ST CLARE'S, WATSON TERRACE, DRONGAN, KA6 7AB

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LOCATION

The village of Drongan lies in the East Ayrshire Council area on the B730 around 8 miles south-east of Ayr.

The village has a population of around 3,000 and is essentially residential in character although with local facilities including two parades of neighbourhood shops.

The property is in a prominent location on Watson Terrace.

THE PROPERTY

The subjects were purpose built as a church in 1967 being formed in brick walls with rendered finish including stone detailing surmounted by a flat roof which includes a raised lightwell allowing good natural light to the centre of the building.

Internally the premises remain fully fitted and appointed with the vestibule leading onto the nave and associated facilities which include an office, stores and w.c.'s.

The sellers reserve the right to remove all or some of the fixtures and fittings remaining in the property although are under no obligation to do so.

THE SITE

St Claire's sits within a level regular shaped site which includes a large tar based car park, we estimate the site area to be approx. 0.13 hectares (0.32 acres).

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £7,500

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PLANNING

The building is suited to a range of alternative uses subject to planning, interested parties should make their own enquiries of East Ayrshire Council in this respect.

PRICE

Offers over **£70,000** 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 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.

ST CLARE'S, WATSON TERRACE, DRONGAN

ACCOMMODATION	SqM	SqFt
TOTAL	290.86	3,131

The above area has been calculated on a gross internal basis.



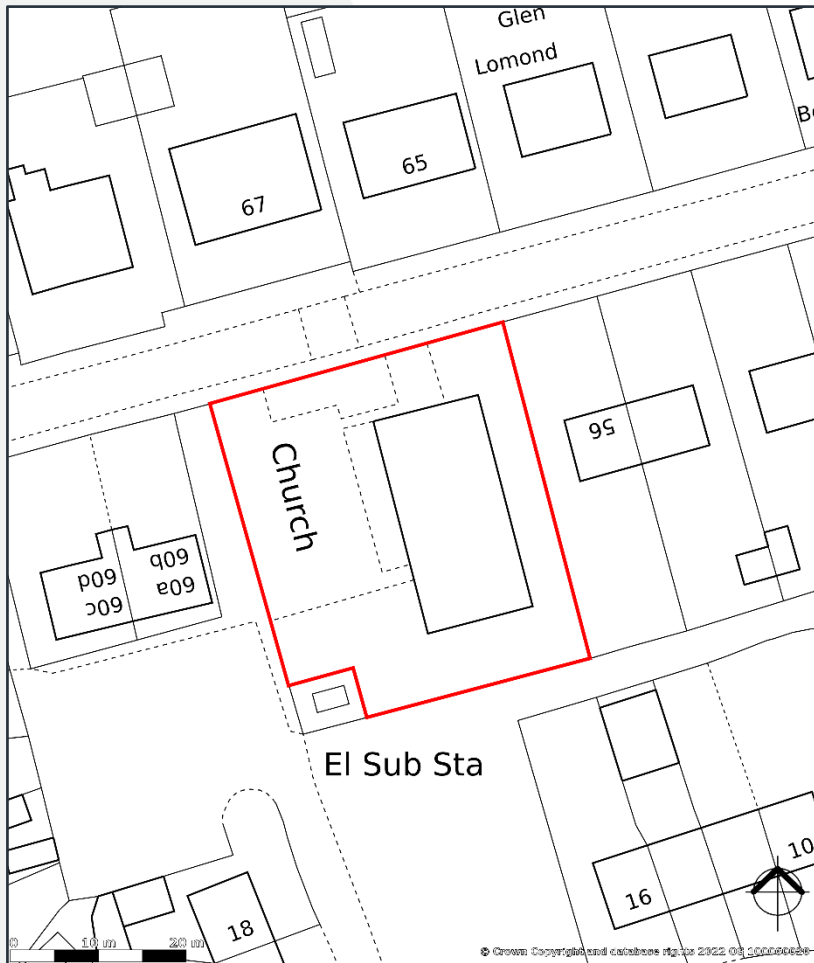
For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **OCTOBER 2022**





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