



RETAIL UNIT AND UPPER FLOOR FLAT

- > PROMINENT TOWN CENTRE LOCATION
- > FULLY MODERNISED INTERNALLY
- > RETAIL – 38.21 SQ. M. (412 SQ. FT.)
- > FLAT – 39.68 SQ. M. (427 SQ. FT.)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > OFFERS OVER £90,000

FOR SALE

19 & 19C CARRICK STREET, AYR, KA7 1NS

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk David Houston BSc (Hons) david.houston@shepherd.co.uk
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LOCATION

The property enjoys the benefit of a prominent central location within the busy and popular pedestrianised Carrick Street around 100 metres of High Street.

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

THE PROPERTY

The subjects comprise a mid terraced sandstone building surmounted by a pitched slate roof with projection to the rear.

Internal accommodation has been fully upgraded by the owners and comprises the following:

19 Carrick Street – Ground Floor Retail:

- > Sales Area
- > Storage/Staff
- > W.C.

19C Carrick Street – First Floor Flat:

- > 2 Rooms
- > Modern Kitchen
- > Modern Bathroom

RATING ASSESSMENT

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

19 Carrick Street RV £4,850

19C Carrick Street RV £2,100

Although it comprises a flat the upper floor was used until recently as a store and has a rateable value. Purchasers will be required to make their own enquiries with the local authority should they wish to have the unit assessed for council tax.

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.

PRICE

Offers over **£90,000**.

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.

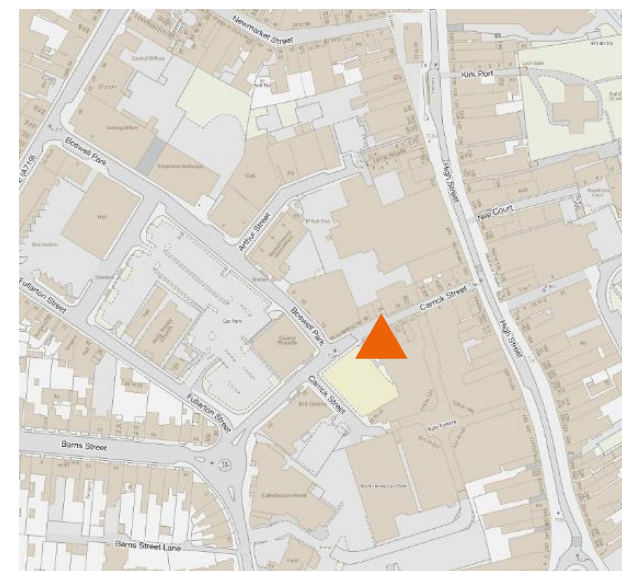
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ACCOMMODATION	SqM	SqFt
19 Carrick Street (retail)	38.21	412

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

ACCOMMODATION	SqM	SqFt
19C Carrick Street (flat)	39.68	427

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. **JUNE 2023**

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.



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