

CLOSING DATE
21ST MARCH 2024
12 NOON

DEPOT/WORKSHOP PREMISES

- > RARELY AVAILABLE FREEHOLD OPPORTUNITY
- > SUITED TO A VARIETY OF USES
- > CONVENIENT TOWN CENTRE LOCATION
- > NO RATES PAYABLE
- > OFFERS OVER £35,000 + VAT

FOR SALE

26 CASTLE STREET, MAYBOLE, KA19 7DD

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LOCATION

The subjects are located in the town of Maybole which lies in the South Ayrshire Council area around 10 miles south of Ayr on the A77, Maybole has a resident population of around 4,750.

The Maybole Bypass was completed in 2021 running to the north of the town, this has improved the High Street area through the reduction of traffic volumes with grant funded regeneration works likely to proceed in the near future.

The property is located on Castle Street, a one-way street linking High Street to Greenhead, the street is mainly residential in nature although the local Health Centre lies immediately to the north.

THE PROPERTY

The subjects comprise detached single storey office/store together with an open fronted garage and secure yardage.

The building dates back to the 1930's being of brick construction with a pitched and slate roof. The garage is open fronted and capable of accommodating three vehicles.

The entire site is secured by gates to Castle Street.

The accommodation within the building comprises the following:

- General Office
- Two Small Offices
- Kitchen/Store
- Wc

RATING ASSESSMENT

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

RV Office/Store	£2,200
RV Garage	£800

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

ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of G315.

A copy of the EPC is available upon request.

PRICE

Offers Over £35,000 plus VAT

COSTS

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

VALUE ADDED TAX

The property is elected for VAT.

16 CASTLE STREET, MAYBOLE KA19 7DD

ACCOMMODATION	SqM	SqFt
Office/Storage Premises	69.9	752
Open Fronted Garage	75.46	812
TOTAL	145.36	1,564

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

The yard area is approximately 104 SqM (125 SqYds)

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.

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

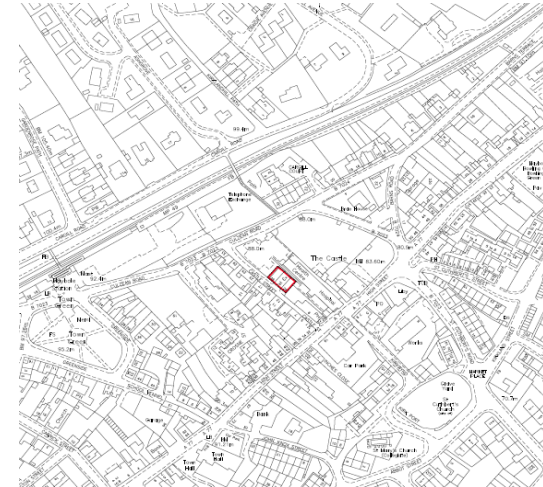
Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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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. **NOVEMBER 2023**

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