

## RETAIL PREMISES AND STORE

- > TOWN CENTRE LOCATION
- > GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR WORKSHOP/STORE
- > POTENTIAL FOR FIRST FLOOR FLAT SUBJECT TO PLANNING
- > 79.55 SQ. M. (857 SQ. FT.)
- > AVAILABLE WITH VACANT POSSESSION
- > RENT – O/O £10,000 PER ANNUM
- > SALE – O/O £85,000

TO LET/MAY SELL

**25 ALLOWAY STREET, AYR, KA7 1SP**

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## LOCATION

The subjects are located on Alloway Street a prominent secondary town centre retailing area with nearby occupiers including Hays Travel, Virgin Money and TOFS.

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

## THE PROPERTY

The subjects comprise a mid-terrace two storey property dating back to the late Nineteenth Century formed in a combination of stone and brick with a pitched and slate roof.

The ground floor comprises retail space with storage to the rear.

The upper floor was previously a self-contained flat now utilised as a workshop/store with 2 rooms, tea prep area, w.c. and shower room.

## RATING ASSESSMENT

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

Ground Floor RV £6,200

First Floor RV £2,000

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.

## ALTERNATIVE USE

The first floor previously comprised a self-contained flat although is currently workshop/storage space.

There is potential to convert back to residential use subject to planning.

Interested parties should make their own enquiries with South Ayrshire Council.

## RENT

Offers over **£10,000 per annum** are invited.

## PRICE

Offers over **£85,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion in the case of a lease.

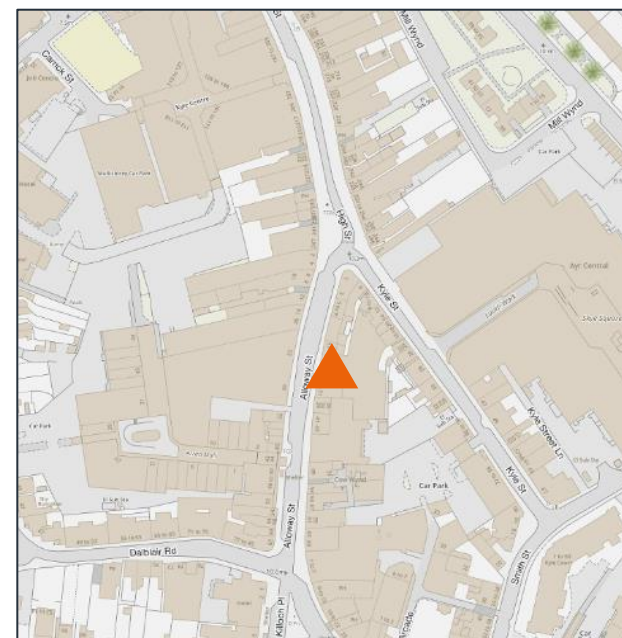
## VALUE ADDED TAX

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
Ground	45.59	491
First	33.96	366
<b>TOTAL</b>	<b>79.55</b>	<b>857</b>

The above area has been calculated on a net 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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### 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.



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