

## TOWN CENTRE RETAIL UNIT

- > PROMINENT LOCATION IN CENTRE OF NEW CUMNOCK
- > FORMER HAIRDRESSERS SUITED TO A VARIETY OF USES
- > AMPLE OFF STREET CAR PARKING NEARBY
- > 59.88 SQ M (644 SQ FT)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > OFFERS OVER £45,000

FOR SALE

### 5 CASTLE ARCADE, NEW CUMNOCK KA18 4AW

**CONTACT:** Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)





## LOCATION

The subjects are located on Castle Arcade in the centre of New Cumnock.

New Cumnock is located in the East Ayrshire Council area on the A76 around 8 miles south east of Cumnock and with a resident population of around 3,000.

## THE PROPERTY

The subjects comprise retail premises which has traded for a number of years as a hairdresser occupying part of the ground floor of a three storey property with single storey projection to the rear.

The internal accommodation comprises the following:

- > Sales Area
- > Staff Kitchen/Tea Prep Area
- > Store
- > Wc

Internally the property has been modernised to a good standard throughout.

## RATING ASSESSMENT

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

RV £2,350

Qualifying occupiers will have the benefit of 100% rates remission under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## ASKING PRICE

Offers over £45,000 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.

## 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 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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ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>59.88</b>	<b>644</b>

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



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

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

Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)

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. **JANUARY 2024**

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