

EXTENSIVE SHOWROOM PREMISES

- > WITHIN POPULAR NORTH HARBOUR AREA
- > SUITED TO ALTERNATIVE USE SUBJECT TO PLANNING
- > 499.69 SQ. M. (5,379 SQ. FT.)
- > 25% RATES REMISSION AVAILABLE
- > OFFERS OVER £175,000

FURNITURE DISCOUNT STORE LTD
BED
BEDROOM FURNITURE & SOFAS

FURNITURE DISCOUNT STORE LTD
CASH & CARRY 01292 737878

FOR SALE/MAY LET

33 GREEN STREET, AYR, KA8 8BQ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on Green Street in the popular North Harbour district of Ayr within the Newton-on-Ayr district of the town around a half mile north of the town centre.

Surrounding units are occupied by a combination of retail, trade counter and industrial uses.

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

THE PROPERTY

The subjects comprise two storey showroom premises formed on brick having a combination of profile sheet and felt roof. The property has the benefit of a retail frontage with upvc framed display windows and door protected by steel roller shutters and with space for signage above.

The internal accommodation comprises the following:

Ground Floor

- > Main Showroom Area
- > Store Room
- > Staff W.C.

First Floor

- > Secondary Showroom Space

Two staircases provide access between floors.

Delivery access is available to the rear.

RATING ASSESSMENT

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

RV £17,400

25% 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 subjects currently operate as a furniture showroom although are suited to a variety of industrial and commercial uses, some of which may require planning consent for change of use.

Interested parties are invited to make their own enquiries with South Ayrshire Council in this regard.

PRICE

Offers over **£175,000** are invited.

LEASE

Our clients may consider leasing the premises – further details available upon request.

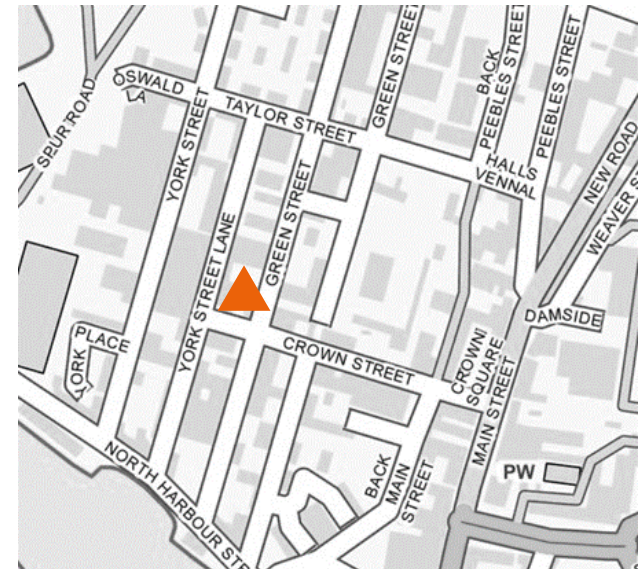
COSTS

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.

33 GREEN STREET, AYR

ACCOMMODATION	SqM	SqFt
Ground	272.66	2,935
First	227.03	2,444
TOTAL	499.69	5,379

The above areas have 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 BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

www.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. **MARCH 2020**



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.



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