



****NEW PRICE****

- > RARE FREEHOLD OPPORTUNITY
- > TOWN CENTRE RETAIL UNIT
- > 99.96 SQ. M. (1,076 SQ. FT.)
- > OFFERS OVER £35,000
- > RENTAL OFFERS OVER £5,000 P.A.
- > 100% RATES REMISSION

FOR SALE/TO LET

95 DALRYMPLE STREET, GIRVAN, KA26 9BS

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LOCATION

The subjects are located within the town of Girvan which is situated within the South Ayrshire Council area. Girvan has a resident population of approximately 7,000 persons.

Girvan is situated approximately 5 miles south of Turnberry and 20 miles south of Ayr.

Dalrymple Street is the town's main retailing area where a range of national multiples are represented including Greggs and Superdrug.

The subjects are situated on the east side of Dalrymple Street, Girvan within an area of established commercial use.

THE PROPERTY

Ground floor retail accommodation within a two storey and attic mid-terraced building of stone construction, beneath a pitched and slate roof, with dormer projections, with a single storey extension to the rear.

Internally the accommodation comprises sales, rear shop/office and staff w.c.

RATING ASSESSMENT

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

RV £6,450

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.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

PRICE

Available for sale at offers in excess of **£35,000**.

RENT

The subjects are available on a new lease of negotiable length at rental offers over **£5,000 p.a.**

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be 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 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.

95 DALRYMPLE STREET, GIRVAN

ACCOMMODATION	SqM	SqFt
TOTAL	99.96	1,076

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
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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. **APRIL 2020**

