

FORMER BANK PREMISES

- > SUITED TO CLASS 1 OR 2 USE
- > 79.95 SQ. M. (861 SQ. FT.)
- > OFFERS OVER £45,000
- > 100% RATES REMISSION AVAILABLE

FOR SALE

65 THE CASTLE, NEW CUMNOCK, KA18 4AG

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 in an established commercial location in the centre of New Cumnock with direct access from the A76 trunk route.

New Cumnock is located in the East Ayrshire Council area, approximately 26 miles south-east of Kilmarnock, with a resident population of around 2,900.

THE PROPERTY

The subjects comprise single storey end terraced bank premises formed in brick and surmounted by a flat roof.

Internal accommodation comprises the following:

- > Former Banking Hall
- > Office
- > Staff Prep Area
- > Bank Vault
- > Staff W.C. Facilities

RATING ASSESSMENT

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

RV £3,850

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

ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of G 151. A copy of the EPC is available upon request.

PRICE

Offers over **£45,000** are invited.

COSTS

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

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.

65 THE CASTLE, NEW CUMNOCK

ACCOMMODATION	SqM	SqFt
Ground	79.95	861
TOTAL	79.95	861

The above areas have been calculated on a net internal basis.



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

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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. **JANUARY 2020**