

WELL APPOINTED RETAIL UNIT

- > GAS CENTRAL HEATING
- > 52.23 SQ. M. (562 SQ. FT.)
- > NO RATES PAYABLE
- > OFFERS OVER £45,000



FOR SALE

153 MAIN STREET, AUCHINLECK, KA18 2AF

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 a prominent central location within the village of Auchinleck in the town's Main Street in an area of mixed commercial and residential use.

Auchinleck has a population of around 3,500 and is located on the A76 immediately adjacent to the larger town of Cumnock.

THE PROPERTY

The subjects comprise retail premises occupying the ground floor of a traditional 2 storey stone and slate property.

The unit benefits from a broad retail frontage with twin display windows and recessed door, internally the subjects comprise a salon area in connection with the current use as a hairdresser together with a large staff room and w.c. facilities to the rear. The subjects benefit from a gas fired central heating system.

Although currently incorporating as a hairdressing salon the subjects would lend themselves to a variety of other retail uses.

RATING ASSESSMENT

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

RV £3,700

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

ENERGY PERFORMANCE CERTIFICATE

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.

153 MAIN STREET, AUCHINLECK

ACCOMMODATION	SqM	SqFt
TOTAL	52.23	562

The above area has been calculated on a net internal area 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**

