

TOWN CENTRE DEVELOPMENT OPPORTUNITY

- > PROMINENT TOWN CENTRE LOCATION
- > SUITED TO A VARIETY OF USES SUBJECT TO PLANNING
- > 0.13 HECTARES (0.32 ACRES)
- > OFFERS INVITED

FOR SALE

19-25 & 31 WHITEHALL, MAYBOLE, KA19 7DR

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 within the town of Maybole which lies in the South Ayrshire Council area, approximately 8 miles south of Ayr on the A77. The town has a resident population of around 4,500.

Maybole enjoys a reasonable range of local services and facilities, with some multiple retailers including Somerfield and the main retail banks within the town centre. Ayr however, is the main shopping and administrative centre for the council area.

The subjects are located on Whitehall a continuation of the town's High Street and which carries a high traffic volume at most times of day.

Surrounding properties are a combination of commercial and residential.

THE SITE

The subjects comprise two linked cleared sites formerly comprising retail and residential properties.

Site area 0.13 hectares (0.32 acres)

PLANNING

The subjects are located in an area designated "retail periphery" in the South Ayrshire Local Development Plan and may be suitable to commercial and/or residential use subject to all necessary local authority consents being obtained from South Ayrshire Council.

ENERGY PERFORMANCE CERTIFICATE

Not Required.

PRICE

Offers invited.

Our clients are willing to consider unconditional offers or subject to planning.

Prospective purchasers may be asked to provide proof of funding.

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 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.

19-25 & 31 WHITEHALL, MAYBOLE



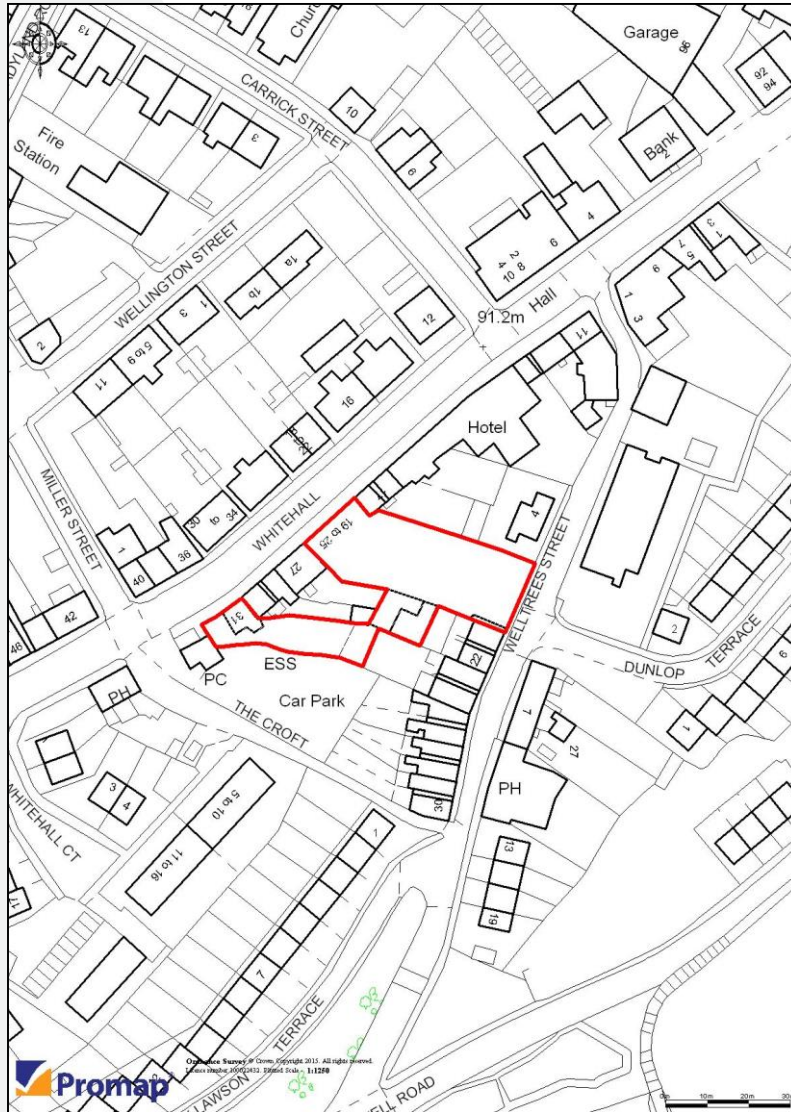
For further information or viewing arrangements please contact the sole agents:

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

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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. **MARCH 2020**





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