

MOSSGIEL GARAGE, 42B KILMARNOCK ROAD, MAUCHLINE, KA5 5DE



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LOCATION

The subjects are located on Kilmarnock Road in the centre of Mauchline with extensive road frontage to the busy A76 which passes through the town.

Mauchline has a population of around 4,100 and is located around 8 miles south-east of Kilmarnock and a similar distance north-west of Cumnock

THE PROPERTY

The subjects comprise a self-contained car repair workshop set within a series of linked buildings occupying a level regular shaped site with extensive tar based forecourt area to the front.

The internal accommodation comprises the following:

- > Two Workshops
- > Reception
- > Private Office
- > Kitchen
- > MOT Viewing Room
- > Store Room
- > Staff W.C.'s

The area is fully fitted for the current use as an MOT and service station, an inventory of equipment will be available to genuinely interested parties after viewing.

RATING ASSESSMENT

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

RV £10,600

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

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D 49., a copy of the EPC is available upon request.

THE BUSINESS

Mossgiel Garage has recently closed and would be suited to continued motor trade use or a variety of other commercial uses.

The property remains partly fitted and all equipment within the property is included within the subjects of sale.

PRICE

Offers over £250,000 are invited.

ACCOMMODATION	SqM	SqFt
TOTAL	295.0	3,176

The above area has been calculated on a gross internal 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 kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk David Houston david.houston@shepherd.co.uk



COSTS

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

VALUE ADDED TAX

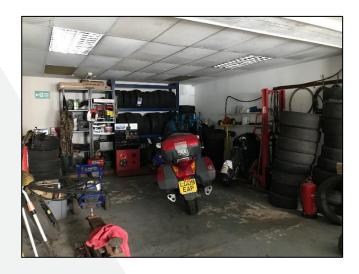
All prices, rents and premiums, where quoted, are exclusive of VAT.

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.





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