

## RETAIL UNIT/SHOWROOM

- > PROMINENT TOWN CENTRE LOCATION
- > RARE FREEHOLD OPPORTUNITY
- > SCOPE FOR VARIETY OF USES
- > 611.32 SQ. M. (6,580 SQ. FT.)
- > OFFERS OVER £160,000



# FOR SALE

**21 ALLOWAY STREET, AYR, KA7 1SH**

**CONTACT:** Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) | David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The subjects are located on the east side of Alloway Street to the south of its junction with Kyle Street/High Street in a prominent secondary town centre location. Shops in the area are occupied by a combination of local and national traders although with a number of vacant units in close proximity.

Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

**THE PROPERTY**

The subjects comprise substantial showroom premises set within a series of linked buildings.

The original front facing building is formed in stone and slate with substantial brick extensions to the rear.

The internal accommodation comprises the following:

- > Entrance Hallway
- > Sales Area
- > Secondary Sales Area
- > Store Room
- > Staff Room
- > Kitchen
- > W.C Facilities

**RATING ASSESSMENT**

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

RV £27,900

**ENERGY PERFORMANCE CERTIFICATE**

The property has a current energy rating of E 68.

A copy of the EPC is available upon request.

**SALE**

Offers over **£160,000** 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.

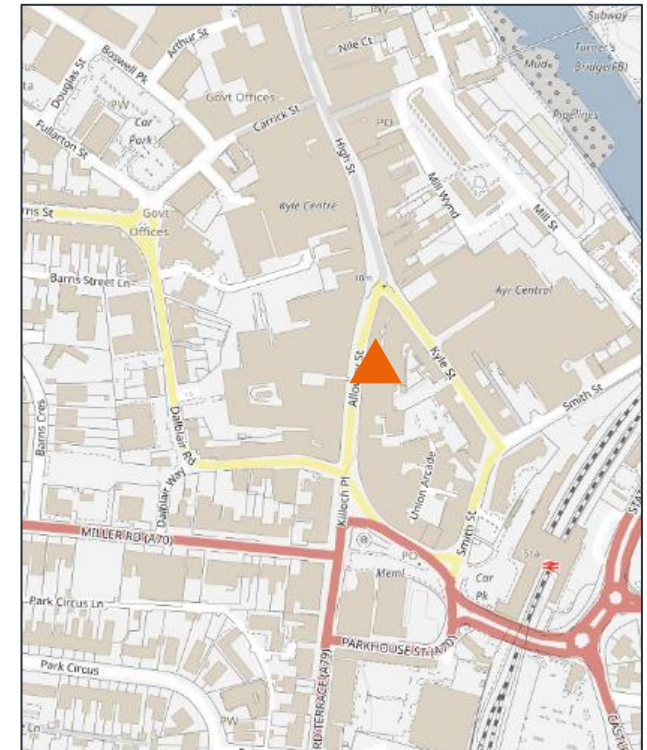
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>611.32</b>	<b>6,580</b>

The above area has been calculated on a net 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](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) | David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)

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