

**FOR SALE /
MAY LET**

**EXTENSIVE
SHOWROOM
PREMISES**

WITHIN POPULAR NORTH
HARBOUR AREA

SUITED TO ALTERNATIVE USE
SUBJECT TO PLANNING

499.69 SQ. M. (5,379 SQ. FT.)

RENT – O/O £16,000 PER
ANNUM

SALE – O/O £140,000



VIDEO TOUR



WHAT 3 WORDS

33 GREEN STREET, AYR, KA8 8BQ

CONTACT: David Houston BSc (Hons) MRICS | david.houston@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

33 GREEN STREET, AYR



Location

The subjects are located on Green Street in the popular North Harbour district of Ayr within the Newton-on-Ayr district of the town around a half mile north of the town centre.

Surrounding units are occupied by a combination of retail, trade counter and industrial uses.

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



Extensive Showroom Premises



FIND ON GOOGLE MAPS



Description

33 GREEN STREET, AYR



Description

The subjects comprise two storey showroom premises formed on brick having a combination of profile sheet and felt roof. The property has the benefit of a retail frontage with upvc framed display windows and door protected by steel roller shutters and with space for signage above.

The internal accommodation comprises the following:

Ground Floor:

- > Main Showroom
- > Store Room
- > Staff W.C.

First Floor:

- > Secondary Showroom Space

Two staircases provide access between floors.

Delivery access is available to the rear.

Accommodation

	m ²	ft ²
Ground	272.66	2,935
First	227.03	2,444
Total	499.69	5,379

The above floor areas have been calculated on a Gross Internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Offers over **£16,000 per annum** are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Sale

Offers over **£140,000** are invited.

Rateable Value

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

RV £17,900

Energy Performance Certificate

The property has a current energy rating of G 226.

A copy of the EPC is available upon request.

VAT

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.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

Get in Touch

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



David Houston BSc (Hons) MRICS
david.houston@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987



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.

www.shepherd.co.uk