



TO LET FOR SALE

FORMER BANK

ATTRACTIVE CATEGORY 'B'
LISTED BUILDING

PROMINENT TOWN CENTRE
LOCATION

SUITABLE TO A VARIETY OF
USES SUBJECT TO PLANNING

NO RATES PAYABLE SUBJECT
TO STATUS

141.58 SQ. M. (1,524 SQ. FT.)

RENT – O/O £8,000 PER ANNUM

SALE – O/O £65,000



VIDEO TOUR



WHAT 3 WORDS

2 WHITEHALL, MAYBOLE, KA19 7AJ

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Location

2 WHITEHALL, MAYBOLE

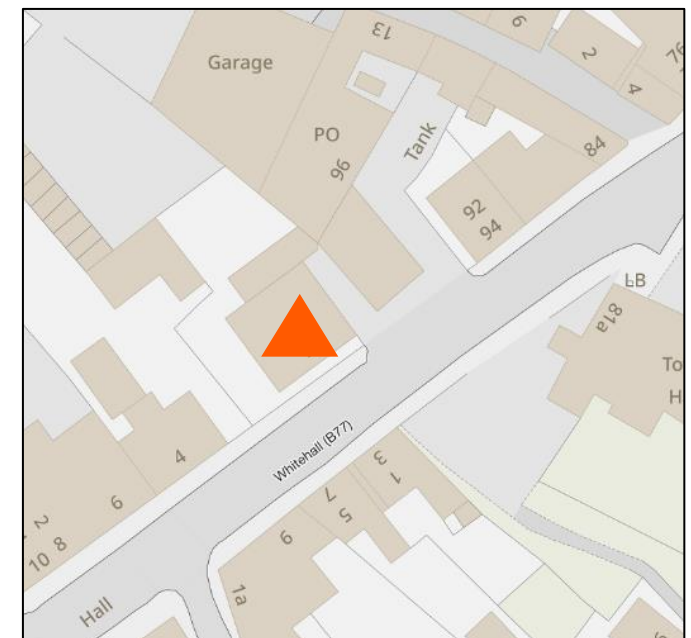


Location

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.

The town has recently benefitted from the A77 bypass to the north which has greatly reduced congestion in the town centre.

The subjects are located on Whitehall a continuation of the town's High Street where the majority of shops are occupied by local traders.



FIND ON GOOGLE MAPS



Description

2 WHITEHALL, MAYBOLE



Description

The subjects comprise a former bank occupying the ground floor of a three storey Category 'B' Listed Building formed in stone with a slate roof and single storey brick projection to the rear.

Internal accommodation comprises the following:

- > Main Office/Sales Area
- > 2 x Private Offices
- > 2 x Former Vaults
- > Storage
- > Staff Area/Tea Prep
- > Staff W.C. Facilities

Accommodation

	m ²	ft ²
TOTAL	141.58	1,524

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



Rent

Offers over **£8,000 per annum** are invited.

Lease Terms

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

Sale

Offers over **£65,000** are invited.

Rateable Value

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

RV £7,100

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

Energy Performance Certificate

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:



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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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