

3 HIGH STREET, MAYBOLE KA19 7AA



LOCATION

The subjects are located in the town of Maybole which lies in the South Ayrshire Council area around 10 miles south of Ayr on the A77, Maybole has a resident population of around 4,750.

The Maybole Bypass was completed in 2021 running to the north of the town, this has improved the High Street area through the reduction of traffic volumes with grant funded regeneration works likely to proceed in the near future.

The property is located on the east side of High Street close to its junction with Crosshill Road., the area is one of mixed commercial and residential use.

THE PROPERTY

The subjects comprise a substantial two storey and attic Category B listed property formed in stone and slate with some flat roof sections dating back to the early 20th Century.

A substantial single storey extension is located to the rear formed in brick.

The property was purpose built as a retail post office with delivery office to the rear, the internal accommodation comprises the following:

Ground Floor

- Former Post Office Counter Area
- Staff Room
- · Delivery Office
- Private Office
- Various Store Rooms
- Wc Facilities

First Floor

- Office
- Locker Room
- Staff Room (with kitchen)
- Wc Facilities

PLANNING

The property is suited to a variety of uses subject to planning, interested parties should make their own enquiries to South Ayrshire Council.

RATING ASSESSMENT

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

RV £4,350

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

ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of 'E 76'.

A copy of the EPC is available upon request.

PRICE

Offers Over £65,000.

RIGHT OF PRE-EMPTION

South Ayrshire Council have a right of pre-emption over the property, they have confirmed that this will not be exercised in the case of this transaction. Future sales will also be subject to the right of pre-emption whereby the Council will have the opportunity to purchase before the owner accepts any other offer.

Further information is available upon request.

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ACCOMMODATION	SqM	SqFt
Ground Floor First Floor	191.53 38.59	2,062 415
TOTAL	230.12	2,477

The above area has been calculated on a net internal area basis.

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.

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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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APRIL 2024

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