

NEW PRICE

## VERY WELL KNOWN LOCAL BUSINESS

- > SAME OWNERSHIP FOR 25 YEARS
- > CONSISTENTLY PROFITABLE WITH SCOPE FOR GROWTH
- > NO RATES PAYABLE
- > OFFERS OVER £69,000

FOR SALE

**SAMPY'S, 100 GEORGE STREET, AYR, KA8 0BP**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The property is located in a prominent corner position at the junction of George Street and James Street in a busy commercial location close to Ayr town centre.

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

## THE PROPERTY

Sampy's is a traditional hot and cold food takeaway unit occupying the ground floor of a traditional two storey tenement formed in stone and slate.

Internally the property includes a well fitted compact sales area with kitchen to the rear adjacent to which are staff w.c. facilities.

## RATING ASSESSMENT

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

RV £1,500

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 C 35. A copy of the EPC is available upon request.

## THE BUSINESS

Sampy's comprises a traditional hot and cold food takeaway unit which has the benefit of an off sales licence and also is fully licensed to sell hot food by the local authority located in a busy commercial district of the town with ample free on street car parking in the vicinity.

Sampy's has been owned by our clients for over 25 years who now wish to sell to focus on other business interests.

At present the owners work full time in the business with trading hours 8am until 4pm Monday to Friday.

The owners consider there is scope to develop the business further including a stronger online offering, extended trading hours and home deliveries. It is however consistently profitable, accounts can be made available to genuinely interested parties after viewing.

## PRICE

Offers over **£69,000** are invited for the business and freehold property plus S.A.V.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>27.03</b>	<b>290</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 BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2024**



**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.



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