

RETAIL PREMISES

- > ADJACENT TO LOCAL CO-OP
- > LAPSED PLANNING CONSENT FOR CLASS 3 USE
- > 81.69 SQ. M. (880 SQ. FT.)
- > OFFERS OVER £15,000 PER ANNUM

TO LET / MAY SELL
HOT FOOD CONSENT
1,036 SQ.FT
0141 237 4324
tsw-property.co.uk

TO LET

2C AND 2D ACADEMY STREET, HURLFORD, KA1 5BU

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The property is located in Hurlford which is set in the East Ayrshire Council area on the A71 a short distance east of Kilmarnock. Hurlford has a resident population of around 5,000.

The property forms part of a small development of neighbourhood units with the remainder occupied as a Co-op foodstore.

THE PROPERTY

The subjects comprise single storey retail premises formed in brick surmounted by a flat roof.

The internal accommodation includes a sales area with associated storage and w.c. facilities.

RATING ASSESSMENT

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

2C Academy Street RV £3,400

2D Academy Street RV £3,050

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 D 48. A copy of the EPC is available upon request.

LEASE

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

PLANNING

The premises previously had the benefit of planning consent for Class 3 (Restaurant Café) use. This was approved by East Ayrshire Council under reference 17/1162/PP although has since lapsed.

Interested parties are required to make their own enquiries with East Ayrshire Council regarding change of use.

RENT

Offers over **£15,000 per annum**

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.

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.

2C AND 2D ACADEMY STREET, HURLFORD

ACCOMMODATION	SqM	SqFt
TOTAL	81.69	880

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 Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk

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. **JUNE 2022**





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 Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk

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. **JUNE 2022**

