

NEW PRICE

RESTAURANT PREMISES

- > EXTENSIVE FRONTAGE
- > PROMINENT LOCATION
- > 237.18 SQ. M. (2,553 SQ. FT.)
- > 100% RATES REMISSION AVAILABLE
- > OFFERS OVER £60,000

FOR SALE

112-114 MAIN STREET, AYR, KA8 8EF

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 subjects are located in a busy commercial location on Main Street in the Newton-on-Ayr district of Ayr which lies around a half mile north of the town centre.

A wide range of retail and licensed trade uses are represented in the locality.

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

THE PROPERTY

The subjects comprise restaurant premises occupying the ground floor of a traditional three storey and attic tenement with two storey projection to the rear.

The internal accommodation comprises the following:

- > Restaurant/Takeaway Area
- > Function Suite
- > Commercial Kitchen
- > Storage Space
- > W.C. Facilities

The restaurant area lies to the front with seating provided adjacent to which is a staff counter.

A large fully fitted commercial kitchen lies to the rear.

The function suite is under utilised at present and offers scope to further development.

RATING ASSESSMENT

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

112 Main Street RV £8,000

114 Main Street 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.

LEASE TERMS

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

THE BUSINESS

Although currently trading the subjects are essentially being sold vacant although fully fitted and with all owned equipment within the premises included in the purchase price.

PRICE

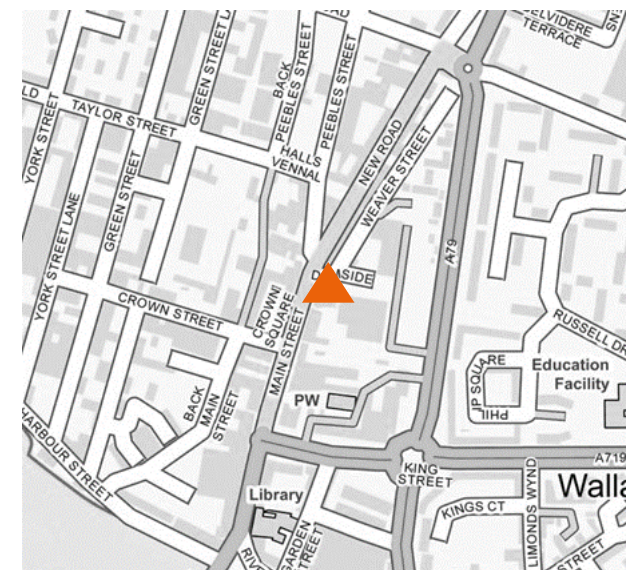
Offers over **£60,000** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ACCOMMODATION	SqM	SqFt
TOTAL	237.18	2,553

The above area has been calculated on a gross 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. **JULY 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 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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