



**FOR SALE
MAY LET**

**FORMER
VETERINARY
SURGERY**

PROMINENT TOWN CENTRE
LOCATION

POTENTIAL RESIDENTIAL
CONVERSION OPPORTUNITY

NO RATES PAYABLE SUBJECT
TO STATUS

79.78 SQ. M. (859 SQ. FT.)

RENT – O/O £8,000 P.A.

SALE – O/O £60,000



VIDEO TOUR



WHAT 3 WORDS

68 EAST MAIN STREET, DARVEL, KA17 0HT

CONTACT: Liam G Loudon BA (Hons) MSc MRICS | liam.loudon@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

68 EAST MAIN STREET, DARVEL

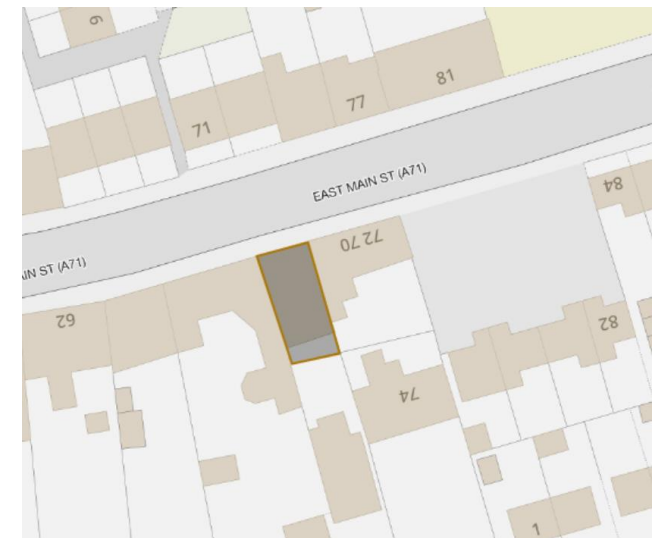


The subjects are located on the southern side of East Main Street in the heart of Darvel town centre.

East main street is a busy location In the main retailing location of the town. Shops are occupied by a variety of local and national traders including licensed premises and takeaways.

Darvel is located in the east Ayrshire area on the A71 approximately 9 miles east of Kilmarnock and has a residential population of around 3,400.

Kilmarnock is the main shopping and admin centre for the east Ayrshire council area and has a resident population of around 45,000.



Description



FIND ON GOOGLE MAPS



Description

68 EAST MAIN STREET, DARVEL



The subjects comprise a single storey mid terraced former veterinary surgery formed in stone walls and surmounted by a pitched roof clad in slate with single storey brick extension to the rear.

Internal accommodation comprises the following:

- > Waiting Area
- > Reception
- > 3 x Consultation Rooms/Surgeries
- > Staff Tea Prep Area
- > Staff W.c.
- > Kennels

Accommodation

	m ²	ft ²
Total	79.78	859

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



Lease

Our clients may consider leasing the property on a Full Repairing and Insuring basis at an asking rent of **£8,000 per annum.**

Price

Offers over **£60,000** are invited.

Rateable Value

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

RV £4,750

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 44'.

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 recording dues in the normal fashion.

Get in Touch

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



Liam G Loudon BA (Hons) MSc MRICS
liam.loudon@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



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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