

# FOR SALE

## High Quality Fully Fitted Day Spa

Turnkey opportunity – fully fitted and ready to trade

88.2 sq. m. (950 sq. ft.)

No rates payable subject to status

Offers over £75,000



VIDEO TOUR



WHAT 3 WORDS

**65 THE CASTLE, NEW CUMNOCK, KA18 4AG**

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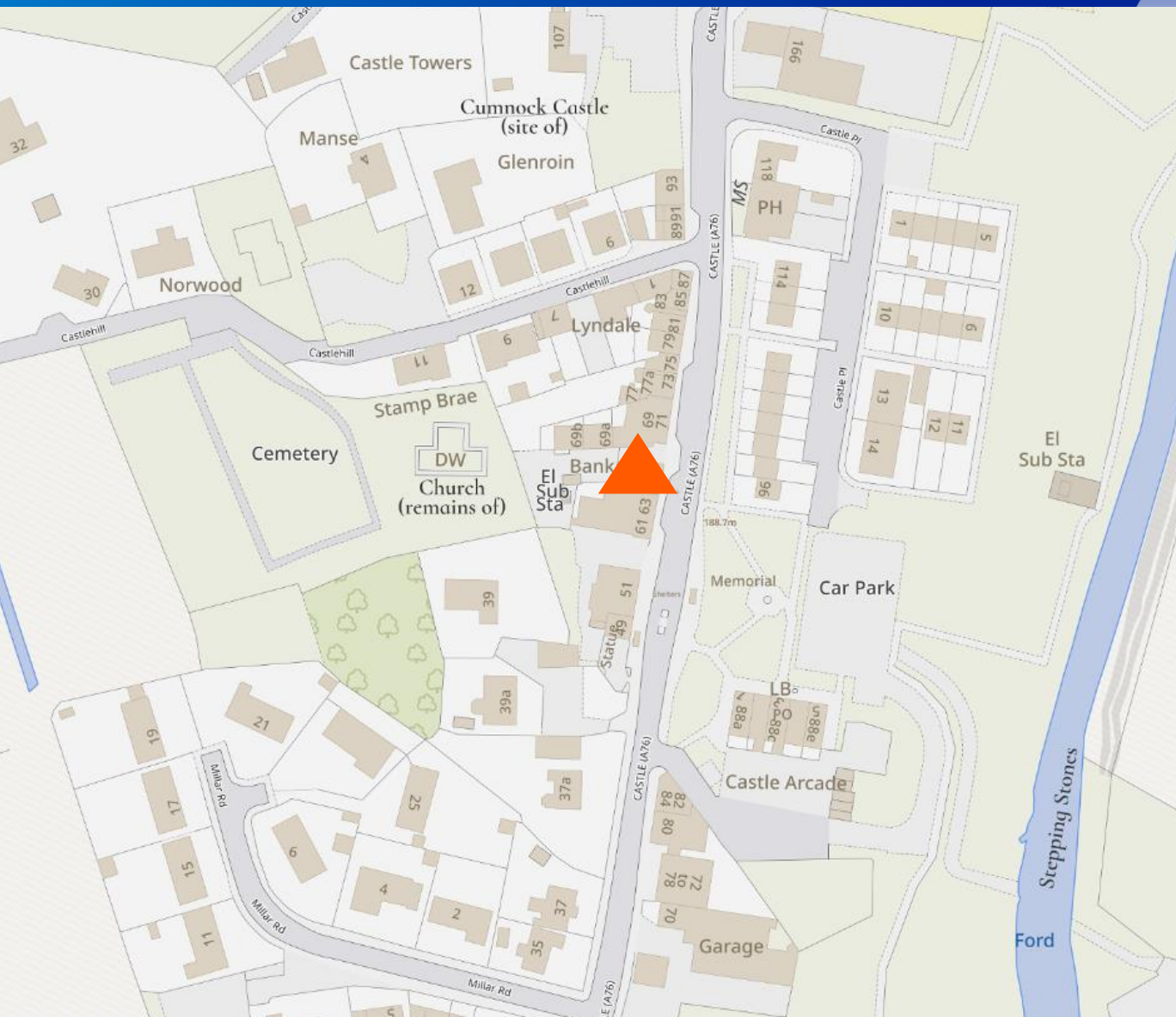






# Location

65 THE CASTLE, NEW CUMNOCK



The property is located in New Cumnock in the East Ayrshire Council area around 26 miles south-east of Kilmarnock and with Cumnock around 6 miles to the north-west.

The property is located in the centre of New Cumnock in an area of mixed commercial and residential use with The Castle forming part of the A76 Ayr – Dumfries trunk route which passes through the town.

Ample free on and off street car parking is available in the general area.

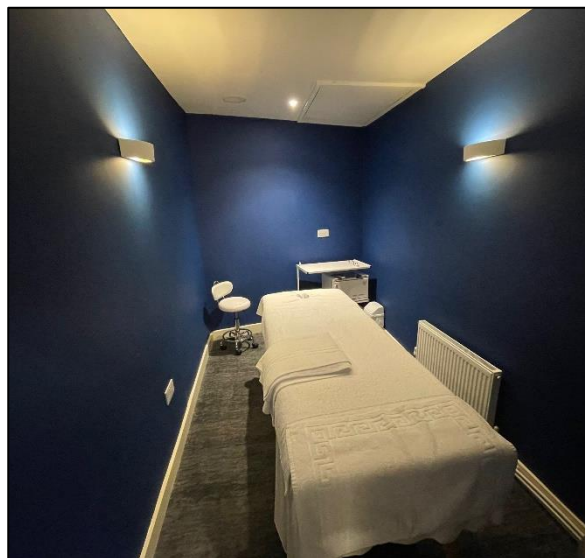


FIND ON GOOGLE MAPS



# Description

65 THE CASTLE, NEW CUMNOCK



**The property comprises retail premises modernised and fully fitted as a Day Spa.**

The internal accommodation comprises the following:

- Reception Area
- Sauna/Hot Tub
- Two Changing Rooms (including W.C. facilities)
- Two Treatment Rooms
- Kitchen/Tea Prep Area

As the unit is fully fitted trading could begin immediately.

	m <sup>2</sup>	ft <sup>2</sup>
	88.24	950

The above floor area has been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Price

Our client has comprehensively upgraded and refurbished the property which is fully fitted as a Day Spa. Due to a change in circumstances he now wishes to sell the unit fully fitted including all equipment all of which are owned outright.

Offers over **£75,000** are invited.

## Rateable Value

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

RV £3,850

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.

## 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.



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. PUBLICATION DATE APRIL 2025

## Get in Touch

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



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## 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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