

## ONLINE AUCTION

- > AUCTION DATE: 18<sup>TH</sup> APRIL 2023 AT 2:30PM
- > ATTRACTIVE SELF-CONTAINED OFFICES
- > INCLUDES PRIVATE PARKING
- > 95.95 SQ. M. (1,033 SQ. FT.)
- > GUIDE PRICE £79,000

FOR SALE

**42A PRESTWICK ROAD, AYR, KA8 8LB**

**CONTACT:** [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) 07720 466050 [www.shepherd.co.uk](http://www.shepherd.co.uk)

**LOCATION**

The subjects have a prominent location on Prestwick Road a busy thoroughfare carrying a high traffic volume at most times of day and convenient for both Ayr and Prestwick town centres.

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

**DESCRIPTION**

The office occupies the upper floor of a detached 2 storey property formed in brick with tiled roof and includes off street car parking to the front.

Internal accommodation comprises the following:

- General Office
- 3 Private Offices
- Staff Kitchen
- W.C. (w.c./whb)

The office is well appointed internally and includes double glazed windows and gas central heating.

**RATEABLE VALUE**

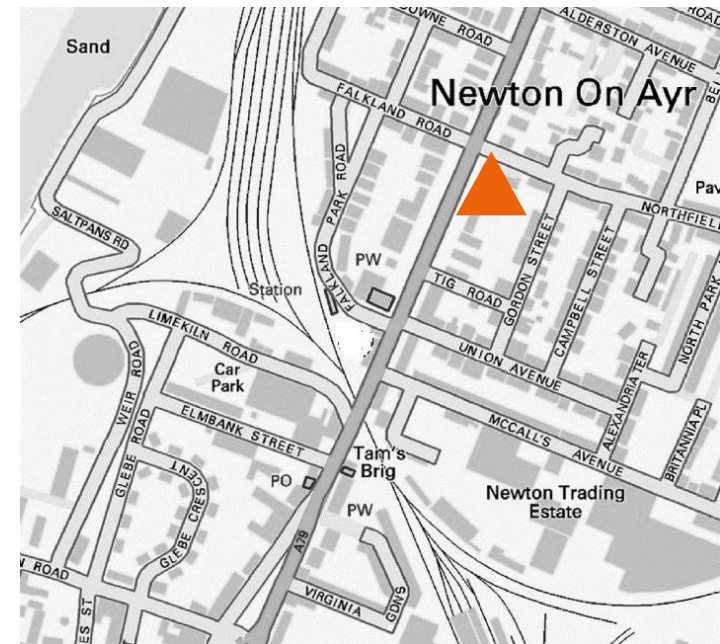
The property is currently entered in the Valuation Roll as follows:

RV £6,800

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>95.95</b>	<b>1,033</b>

The above area has been calculated on a net internal area basis.



**AUCTION DATE**

18<sup>TH</sup> APRIL 2023 AT 2:30PM

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)





AUCTION DATE

18<sup>TH</sup> APRIL 2023 AT 2:30PM

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

**AUCTION DATE**

The auction will be held on 18<sup>th</sup> April 2024 and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the land can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the land will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

The heritable interest is for sale at a guide price of £79,000 exclusive of VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

**BUYER FEES**

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

**LEGAL PACK**

The legal pack is available to view online

**VAT**

See Legal Pack.

**ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

**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.

**CONTACT DETAILS**

Local Office Contact

Kevin N Bell BSc MRICS

22 Miller Road

Ayr, KA7 2AY

Tel: 07720 466050

[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)

**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)

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. **MARCH 2024**