

ONLINE AUCTION

- > AUCTION DATE: 18TH APRIL 2023
AT 2:30PM
- > FORMER PUBLIC BAR
- > DUAL STREET FRONTAGE
- > LAPSED PLANNING CONSENT
FOR 7 UNITS
- > SITE AREA APPROX. 468 SQ. M.
(560 SQ. YD.)
- > GUIDE PRICE £50,000 PLUS VAT



FOR SALE

17 NEW ROAD, AYR, KA8 8DA

CONTACT: www.shepherd.co.uk/commercial-auctions
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk 07720 466050 www.shepherd.co.uk

LOCATION

The premises are situated near to the junction of New Road and Peebles Street and enjoy street frontages to both.

The property is located in the north harbour district of Ayr around 1 mile north of the town centre in a mixed area of residential and commercial premises.

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

THE SITE

The subjects comprise a former public house and adjacent car park with the front facing building formed in stone and slate with substantial flat roofed extension to the rear.

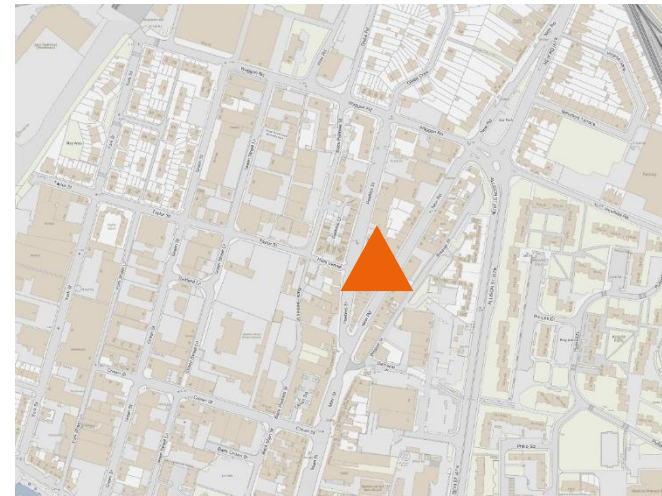
The buildings have been vacated for a number of years but would be suited to continued commercial use subject to refurbishment or redevelopment for alternative use.

The overall site area is. 468 sq. m. (560 sq. yd.).

PLANNING

Detailed planning consent was granted for the construction of a 7 flat development on site including 5 x 1 bed units and 2 x 2 bed units together with central courtyard and parking.

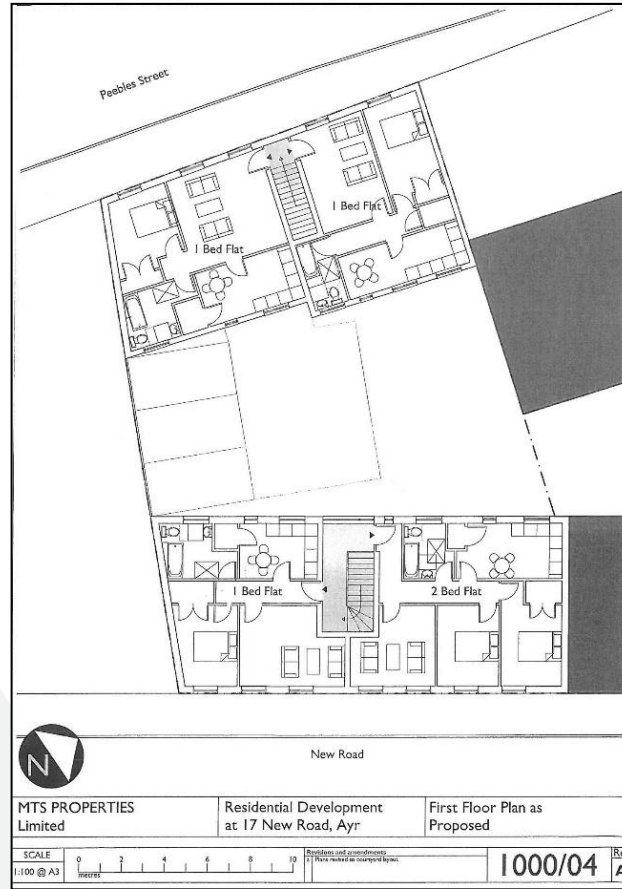
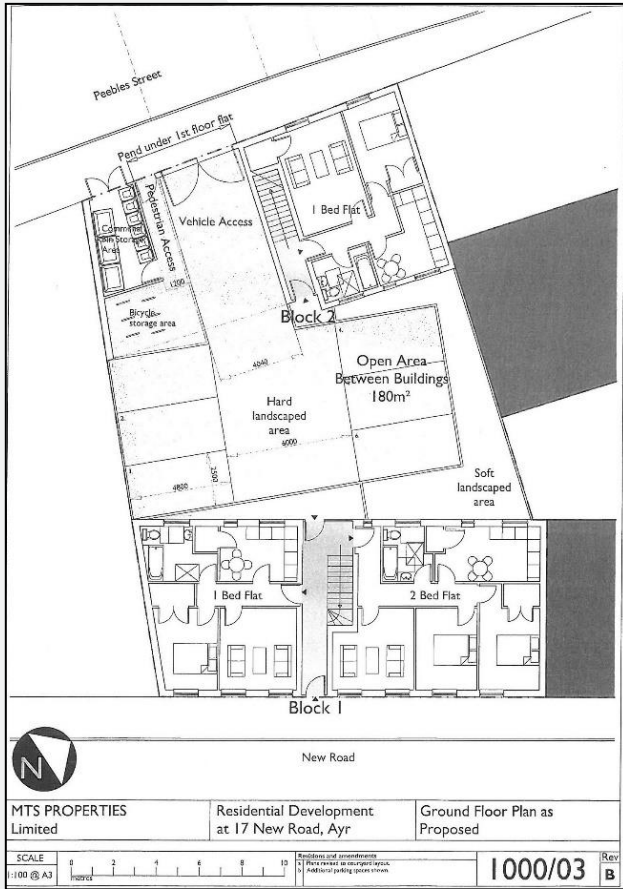
Planning was granted by South Ayrshire Council under Ref 09/00842/FUL but has now lapsed.



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AUCTION DATE

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

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 property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property 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 **£50,000 plus 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 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.

CONTACT DETAILS

Local Office Contact

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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

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**