

FORMER MOT AND SERVICE STATION

- > WORKSHOP/INDUSTRIAL PREMISES
- > PROMINENT LOCATION ON BUSY ROAD
- > SITE AREA 0.08 HECTARES (0.20 ACRES)
- > 295.0 SQ. M. (3,176 SQ. FT.)
- > OFFERS OVER £250,000 INVITED

FOR SALE

MOSSGIEL GARAGE, 42B KILMARNOCK ROAD, MAUCHLINE, KA5 5DE

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk 01292 267987 www.shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk David Houston david.houston@shepherd.co.uk



MOSSGIEL GARAGE, 42B KILMARNOCK ROAD,
MAUCHLINE

LOCATION

The subjects are located on Kilmarnock Road in the centre of Mauchline with extensive road frontage to the busy A76 which passes through the town.

Mauchline has a population of around 4,100 and is located around 8 miles south-east of Kilmarnock and a similar distance north-west of Cumnock

THE PROPERTY

The subjects comprise a self-contained car repair workshop set within a series of linked buildings occupying a level regular shaped site with extensive tar based forecourt area to the front.

The internal accommodation comprises the following:

- > Two Workshops
- > Reception
- > Private Office
- > Kitchen
- > MOT Viewing Room
- > Store Room
- > Staff W.C.'s

The area is fully fitted for the current use as an MOT and service station, an inventory of equipment will be available to genuinely interested parties after viewing.

RATING ASSESSMENT

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

RV £10,600

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

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D 49., a copy of the EPC is available upon request.

THE BUSINESS

Mossgiel Garage has recently closed and would be suited to continued motor trade use or a variety of other commercial uses.

The property remains partly fitted and all equipment within the property is included within the subjects of sale.

PRICE

Offers over **£250,000** are invited.

ACCOMMODATION	SqM	SqFt
TOTAL	295.0	3,176

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

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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. **APRIL 2024**

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COSTS

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

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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