



**FOR SALE**

**RETAIL UNIT AND  
UPPER FLOOR FLAT**

PROMINENT TOWN CENTRE  
LOCATION

FULLY MODERNISED  
INTERNALLY

RETAIL  
38.21 SQ. M. (412 SQ. FT.)

FLAT  
39.68 SQ. FT. (427 SQ. FT.)

NO RATES PAYABLE SUBJECT  
TO STATUS

**OFFERS OVER £90,000**



VIDEO TOUR



WHAT 3 WORDS

**19 & 19C CARRICK STREET, AYR, KA7 1NS**

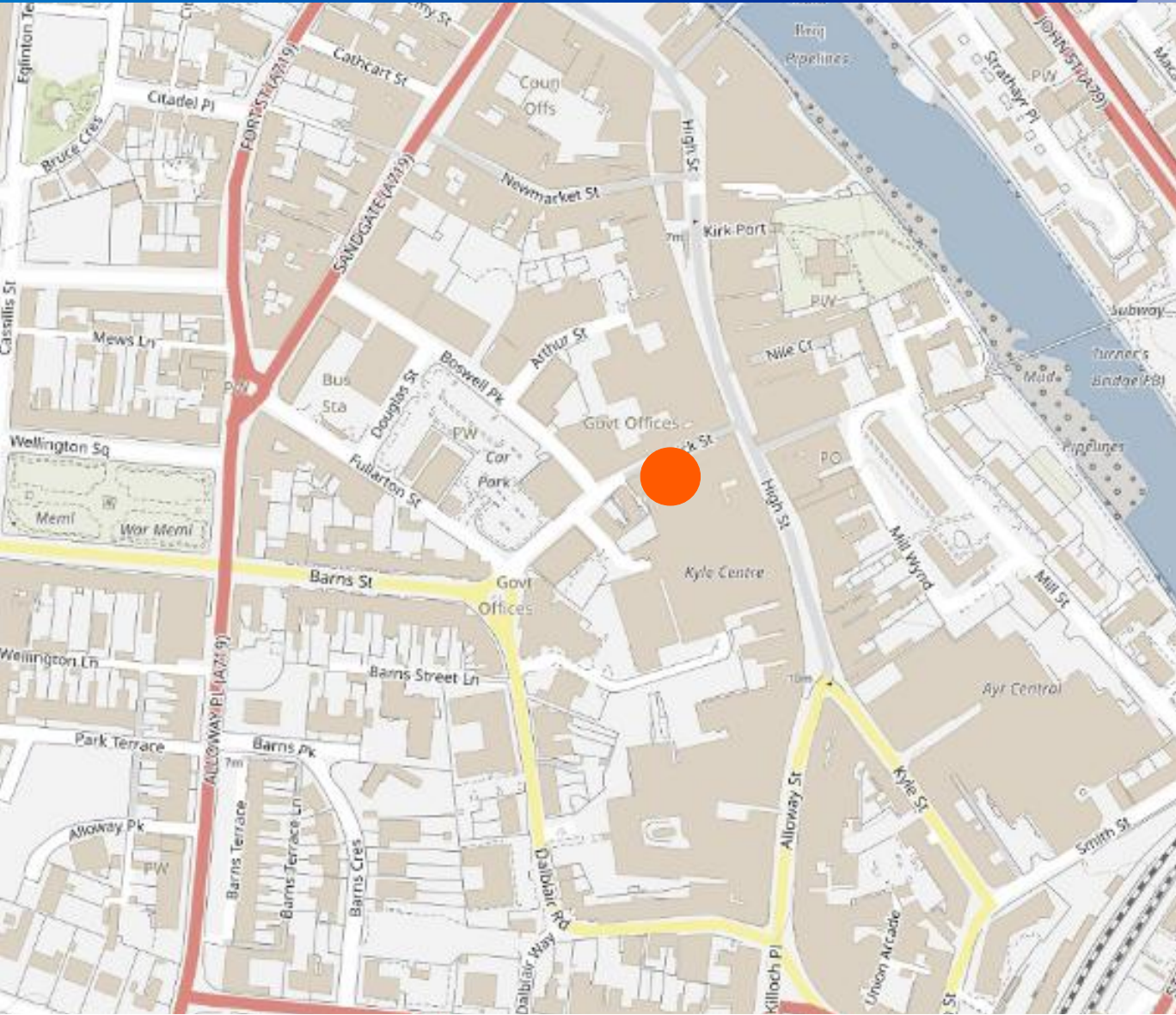
CONTACT: Arlene Wallace | kevin.bell@shepherd.co.uk | 01292 267987 | shepherd.co.uk





# Location

19 & 19C CARRICK STREET, AYR



The property enjoys the benefit of a prominent central location within the busy and popular pedestrianised Carrick Street around 100 metres of High Street.

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



FIND ON GOOGLE MAPS



# Description

19 & 19C CARRICK STREET, AYR



The subjects comprise a mid terraced sandstone building surmounted by a pitched slate roof with projection to the rear.

Internal accommodation has been fully upgraded by the owners and comprises the following:

### 19 Carrick Street – Ground Floor Retail:

- > Sales Area
- > Storage/Staff
- > W.C.

### 19C Carrick Street – First Floor Flat:

- > 2 Rooms
- > Modern Kitchen
- > Modern Bathroom

### Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground – Retail (Net)	38.21	412
First Floor – Flat (Gross)	39.68	427
<b>TOTAL</b>	<b>77.89</b>	<b>839</b>

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



## Price

Offers over **£90,000** are invited.

## Rating Assessment

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

19 Carrick Street RV £4,850

19C Carrick Street RV £1,850

Although it comprises a flat the upper floor was used until recently as a store and has a rateable value.

Purchasers will be required to make their own enquiries with the local authority should they wish to have the unit assessed for council tax.

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.

## Get in Touch

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



**Arlene Wallace**

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**Kevin N Bell BSc MRICS**

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**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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