

FOR SALE

Retail Unit

Prime location in popular street

No rates payable subject to status

Includes outbuilding to rear

81.3 sq. m. (875 sq. ft.)

Offers over £25,000



WHAT 3 WORDS

58 DALRYMPLE STREET, GIRVAN, KA26 9BT

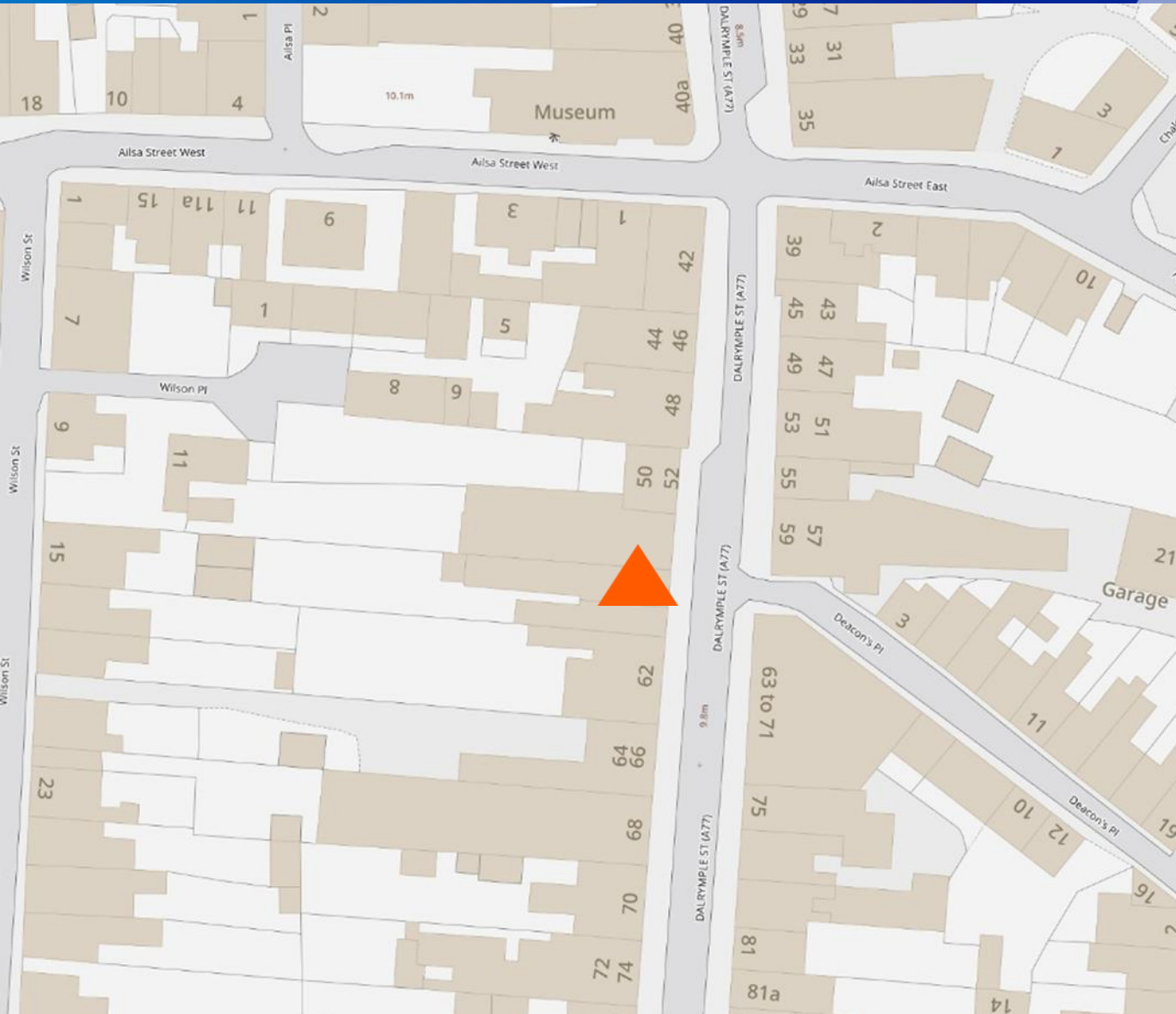
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

58 DALRYMPLE STREET, GIRVAN



Girvan has a population of 7,000 and lies on the Clyde Coast around 20 miles south of Ayr in the South Ayrshire Council area. Girvan is located on the A77 Stranraer – Ayr trunk route and consequently, the town enjoys a steady through traffic. In addition it is the main shopping area for surrounding hinterland, Ayr however is the principal shopping and administrative centre for the South Ayrshire Council area as a whole.

The property is located occupies a prime retailing location on Dalrymple Street with shops occupied by a combination of local and national multiples including Greggs and Savers.



FIND ON GOOGLE MAPS



Description

58 DALRYMPLE STREET, GIRVAN



The subjects comprise a former butcher shop occupying the ground floor of a traditional mid terraced two storey tenement with substantial single storey projections to the rear.

The property is being sold as seen with internal accommodation comprising the following:

- Sales Area
- Prep Area
- Store Room
- Outside W.C.

There is also an outbuilding located within the back garden area.

	m ²	ft ²
Retail Unit	81.38	875

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



Price

Offers over **£25,000** are invited.

Rateable Value

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

RV £4,750

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

Tenure

The subjects are held on the basis of a long ground lease for a period of 300 years from Martinmas 1875, further information is available upon request.

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:



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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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