

FOR SALE

Ground Floor Retail Opportunity

Suitable for owner-occupation or investment purposes

Plentiful public car parking

Potential for 100% rates relief

19.77 Sq M/213 Sq Ft

Offers over £35,000



VIRTUAL TOUR



WHAT 3 WORDS

7 THE CROSS, DALRY KA24 5AL

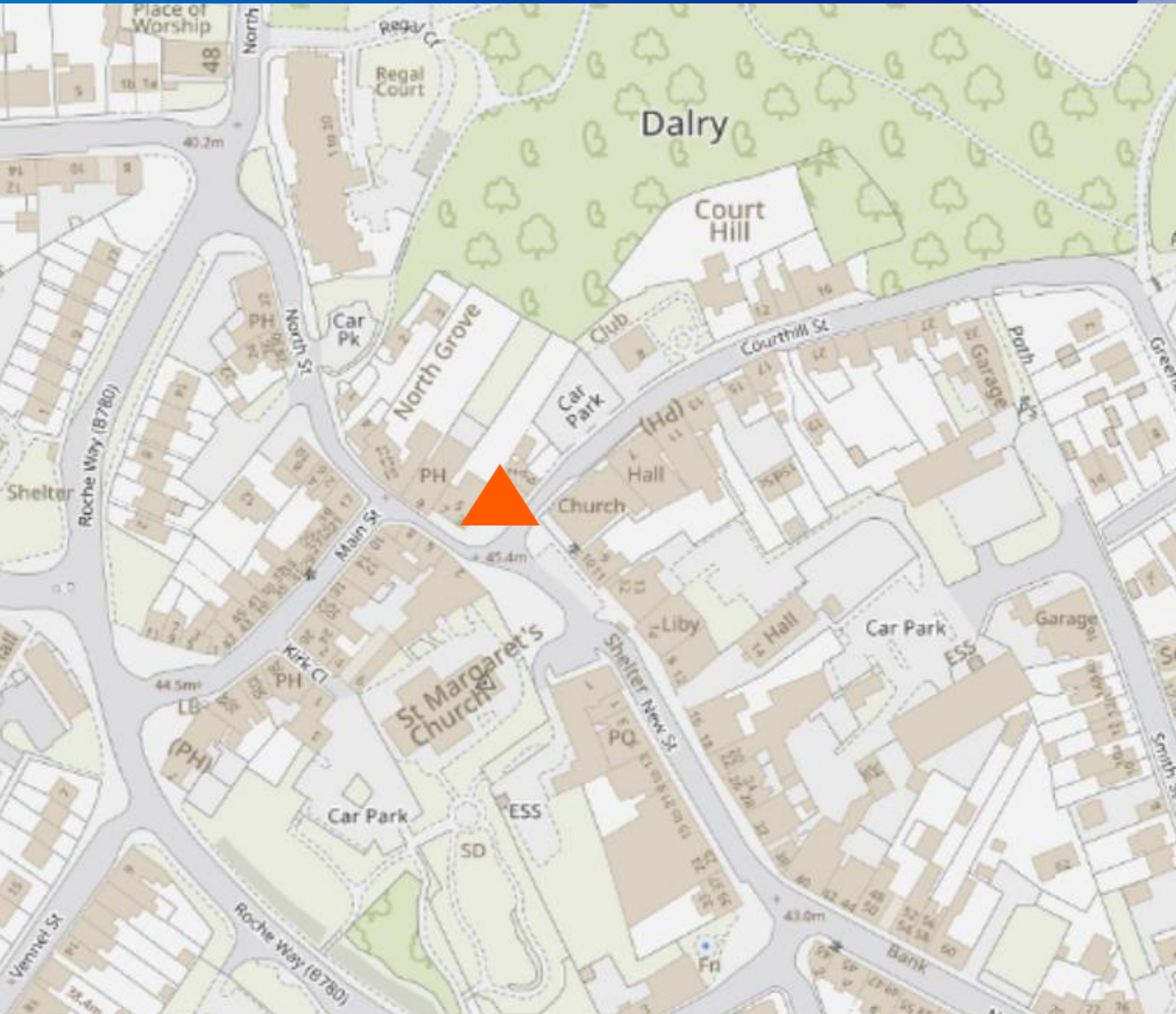
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Location

7 THE CROSS, DALRY



Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737. Dalry has a resident population of around 5,400.

The subjects are located in a prominent town centre location on The Cross, nearby to its intersection with New Street and North Street.

Surrounding occupiers are an interesting mix of residential and commercial occupiers with commercial occupiers including Dalry Parish Church, Abid's Tandoori Takeaway, The Auld Hoose Bar, J & J McCosh Solicitors and Estate Agents and Dalry Library.

There is plentiful public car parking available within The Cross and the surrounding locale.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.



FIND ON GOOGLE MAPS



Description

7 THE CROSS, DALRY



The subjects comprise a mid terrace retail unit within a wider building of traditional sandstone construction surmounted in a pitched and slated roof with residential accommodation above.

The shop front is of timber style incorporating a recessed pedestrian doorway, all protected by a security shutter..

Flooring is a mixture of concrete and timber construction overlaid in modern LVT and carpet. Internal walls are of plasterboard in a mixture of slatwall and painted finishings with ceilings of plasterboard in painted and textured finishings.

Services are of single phase electricity, water and drainage. Lighting is of LED throughout.

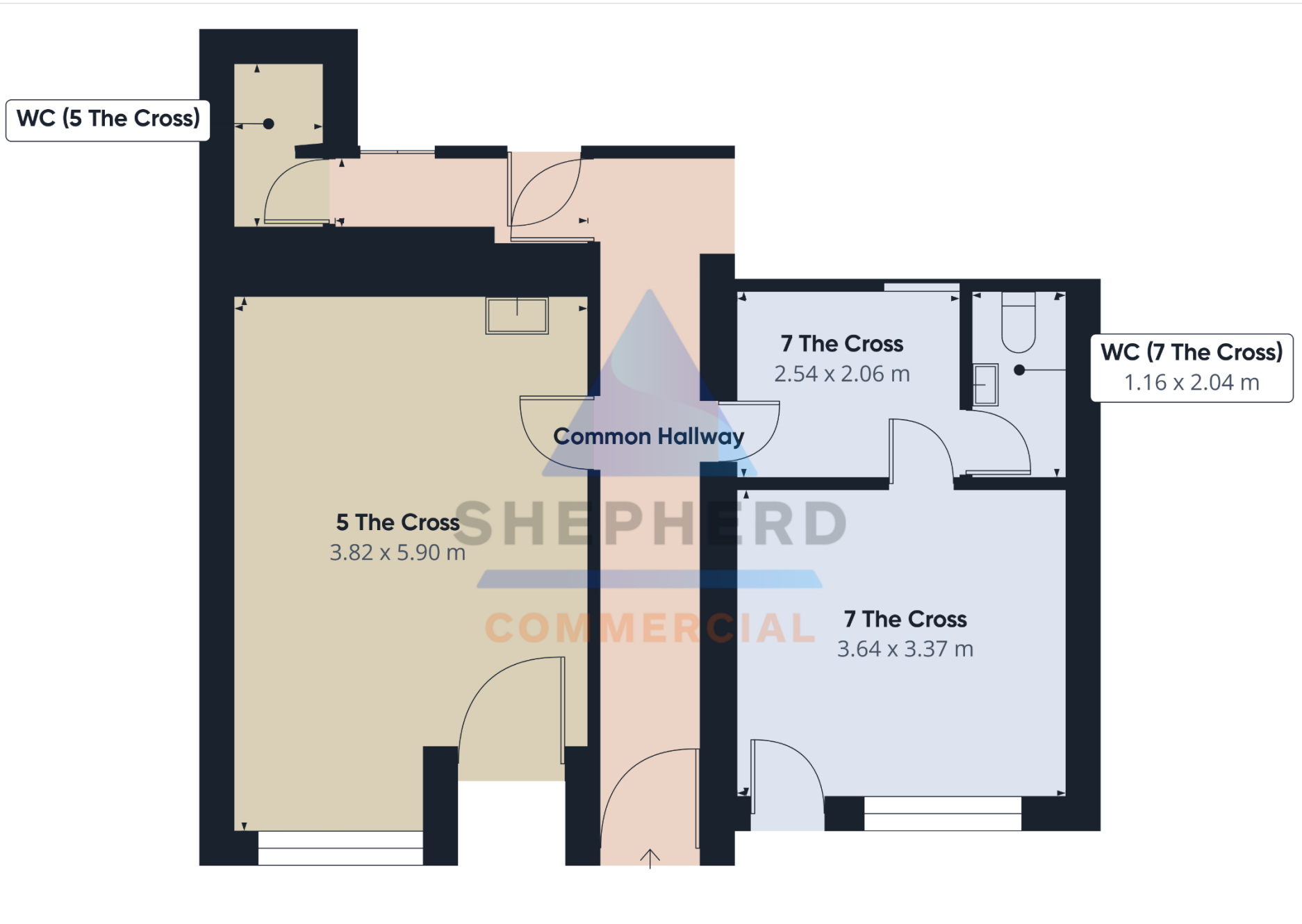
	m ²	ft ²
Total	19.77	213

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).



Floor Plans

7 THE CROSS, DALRY





Price

Offers over **£35,000** are invited.

Planning

We assume the property benefits from Class 1A (Retail/Office) planning permission in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.

Rateable Value

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

RV £2,950

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

Energy Performance Certificate

A copy of the EPC will be 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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