



FOR SALE

Class 1A Premises

NIA:- 71.11 SQM (765 SQFT)

Prominent Town Centre Location

Located Directly On A76

**Suitable For A Variety Of Uses
(Subject To Planning)**

Potential for 100% Rates Relief

VAT Free

**For Sale: Offers In Excess Of
£55,000**



VIRTUAL TOUR



WHAT 3 WORDS

9 EARL GREY STREET, MAUCHLINE, KA5 5AB

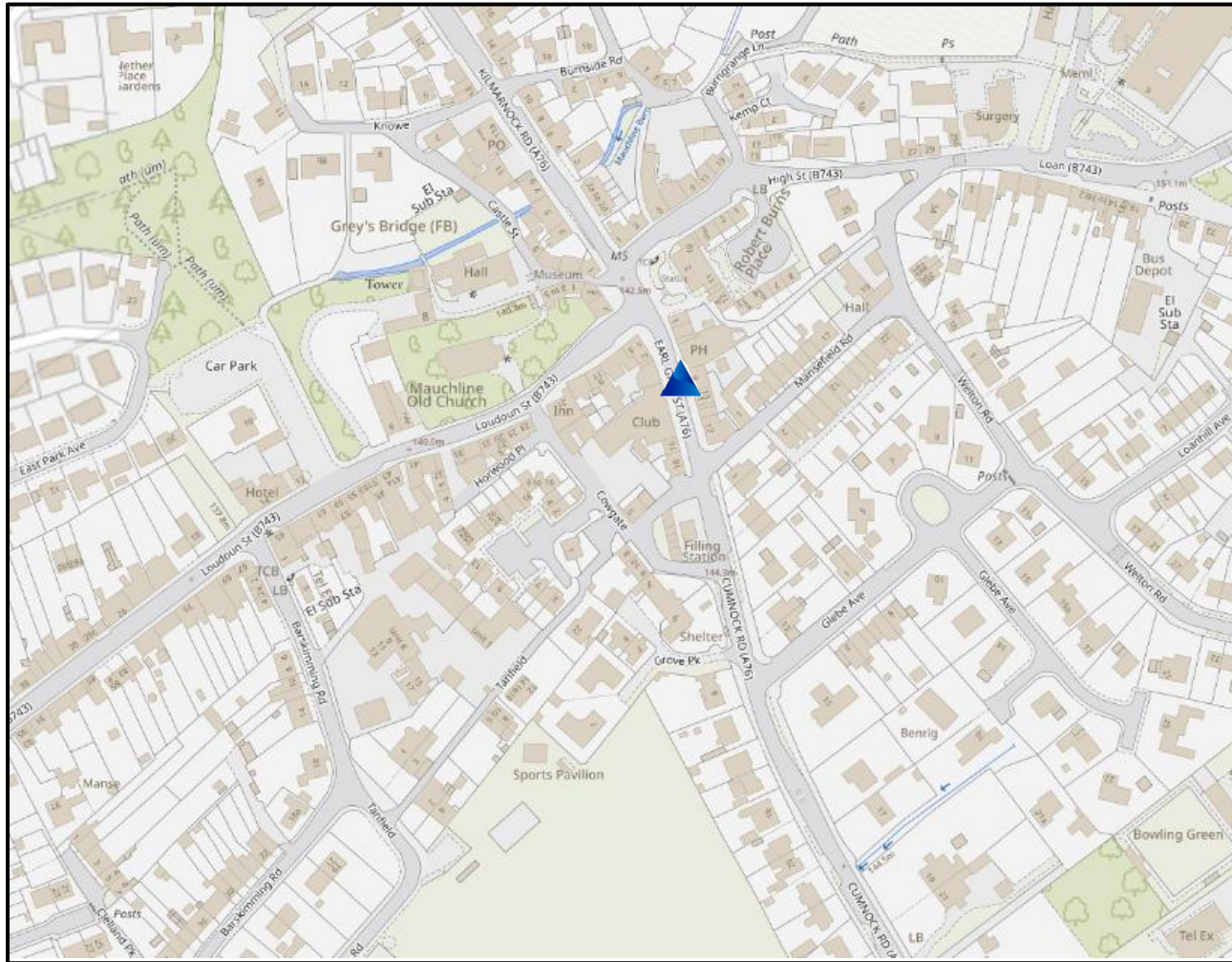
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Location

9 EARL GREY STREET, MAUCHLINE, KA5 5AB



The subjects are located within Mauchline, a village located in the East Ayrshire Council district with a resident population of approximately 4,100 persons and is approximately equidistant to Kilmarnock and Ayr.

The property is prominently located on Earl Grey Street, the primary thoroughfare within Mauchline and the connection point of Cumnock and Kilmarnock.

Surrounding occupiers consist mainly of longstanding, local & independent companies Such as Woody's Ice Cream Parlour, The Wee Chippy and The Fairburn Hotel.

There is ample parking available a short distance from the subjects.



[FIND ON GOOGLE MAPS](#)



Description

9 EARL GREY STREET, MAUCLINE, KA5 5AB



The subjects comprise a mid terrace, ground Class 1A premises within a larger parade of similar mixed-use buildings.

The internal accommodation comprises the following:

- Expansive Open Plan Sales Area
- Kitchen/Prep & Breakout Area
- Male & Female W/C Facilities

A sizeable outbuilding is available to the rear, located within a communal garden, and offers further secure storage space for any incoming occupiers.

ACCOMMODATION

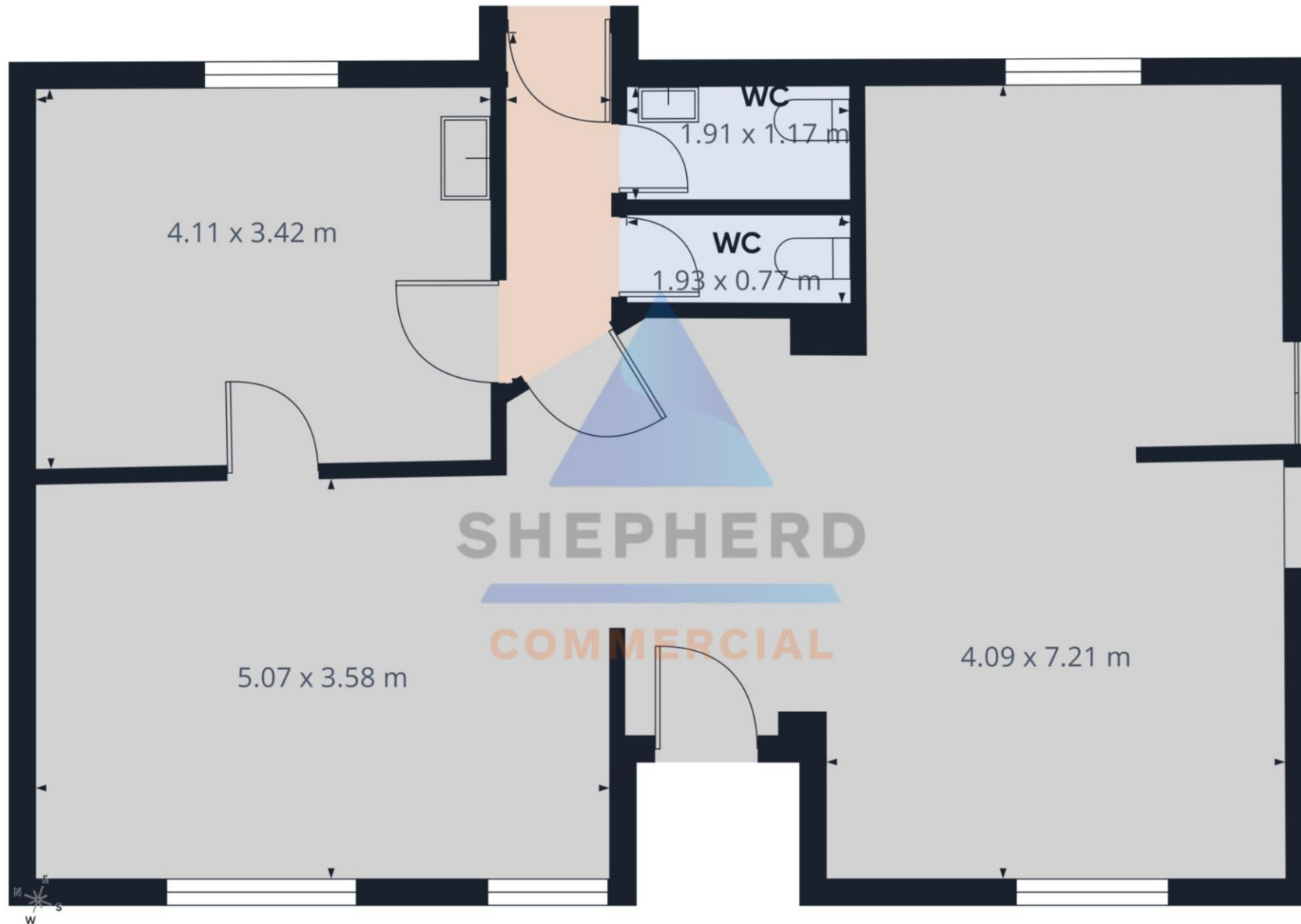
| | SQM | SQFT |
|------------------------|--------------|------------|
| Ground Floor | 71.11 | 765 |
| Outbuilding (External) | 10.60 | 114 |
| TOTAL | 71.11 | 765 |

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 Plan

9 EARL GREY STREET, MAUCHLINE, KA5 5AB





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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PRICE

Our client is seeking offers in excess of £55,000 for their heritable interest in the subject property.

PLANNING

We understand that the property benefits from Planning Permission for it's existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming purchaser to satisfy themselves in this respect.

VAT

All figures quoted are exclusive of VAT at the prevailing rate. We understand the property has not been elected for VAT and therefore VAT will not be payable upon the purchaser price.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £5,800. The rate poundage for 2026/27 is 48.1p to the pound. As such, the subjects may be eligible for 100% Rates Relief under The Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.