



FOR SALE BY ONLINE AUCTION

**Auction Date: 21st
August**

**Retail/Salon Premises in
attractive period building**

**Prominent corner location in
pedestrianised town centre
street**

**No rates payable under Small
Business Bonus Scheme
subject to status**

62.4 sq. m. (671 sq. ft.)

Guide Price : £59,000



WHAT 3 WORDS

25 CARRICK STREET, AYR, KA7 1NS

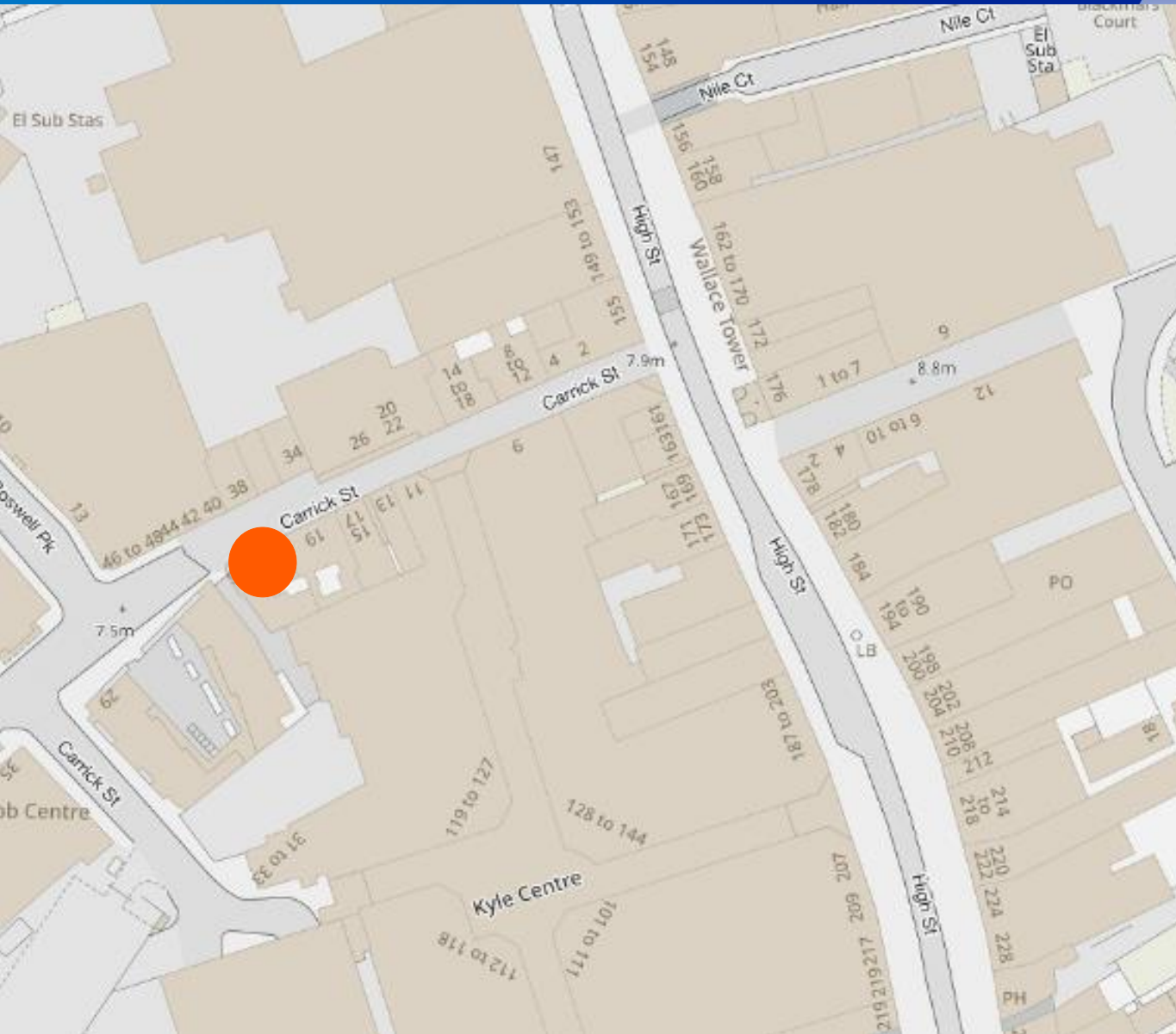
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Location

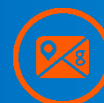
25 CARRICK STREET, AYR



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

The subjects are located on Carrick Street, a prominent secondary pedestrianised town centre retailing area close to Ayr High Street and adjacent to the Gaiety Theatre.

Shops in the area are occupied by a combination of local and national traders with ample on and off-street car parking available within easy walking distance.



FIND ON GOOGLE MAPS



Description

25 CARRICK STREET, AYR



The subjects comprise an attractive end terrace ground floor retail unit set within a one storey and attic property formed in stone and slate with projection to the rear.

The internal accommodation comprises the following:

- Retail/Salon Area
- Two Treatment Room
- Tea Prep Area
- Store
- W.C.

The property traded until recently as a hairdressing salon although is suited to a variety of retail and office uses.

A gas fired central heating system is installed.

Rateable Value

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

RV £6,500

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

	m ²	ft ²
	62.4	671

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



Auction Date

The auction will be held on 21st August at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £59,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

A copy of the EPC is available upon request.

Get in Touch

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



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

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.

[shepherd.co.uk](https://www.shepherd.co.uk)