

NEW
PRICE

TOWN CENTRE DEVELOPMENT OPPORTUNITY

- > PROMINENT HIGH STREET LOCATION
- > ATTRACTIVE LISTED BUILDING
- > SUITED TO A VARIETY OF USES SUBJECT TO PLANNING
- > NO RATES PAYABLE
- > OFFERS OVER £65,000

FOR SALE

3 HIGH STREET, MAYBOLE KA19 7AA

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk David Houston david.houston@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in the town of Maybole which lies in the South Ayrshire Council area around 10 miles south of Ayr on the A77, Maybole has a resident population of around 4,750.

The Maybole Bypass was completed in 2021 running to the north of the town, this has improved the High Street area through the reduction of traffic volumes with grant funded regeneration works likely to proceed in the near future.

The property is located on the east side of High Street close to its junction with Crosshill Road., the area is one of mixed commercial and residential use.

THE PROPERTY

The subjects comprise a substantial two storey and attic Category B listed property formed in stone and slate with some flat roof sections dating back to the early 20th Century.

A substantial single storey extension is located to the rear formed in brick.

The property was purpose built as a retail post office with delivery office to the rear, the internal accommodation comprises the following:

Ground Floor

- Former Post Office Counter Area
- Staff Room
- Delivery Office
- Private Office
- Various Store Rooms
- Wc Facilities

First Floor

- Office
- Locker Room
- Staff Room (with kitchen)
- Wc Facilities

PLANNING

The property is suited to a variety of uses subject to planning, interested parties should make their own enquiries to South Ayrshire Council.

RATING ASSESSMENT

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

RV £4,350

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

ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of 'E 76'.

A copy of the EPC is available upon request.

PRICE

Offers Over **£65,000**.

RIGHT OF PRE-EMPTION

South Ayrshire Council have a right of pre-emption over the property, they have confirmed that this will not be exercised in the case of this transaction. Future sales will also be subject to the right of pre-emption whereby the Council will have the opportunity to purchase before the owner accepts any other offer.

Further information is available upon request.

3 HIGH STREET, MAYBOLE KA19 7AA

ACCOMMODATION	SqM	SqFt
Ground Floor	191.53	2,062
First Floor	38.59	415
TOTAL	230.12	2,477

The above area has been calculated on a net internal area basis.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

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.

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

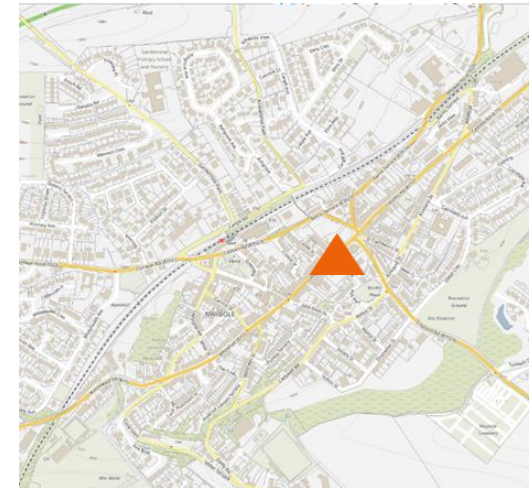
Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

Kevin N Bell kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk David Houston david.houston@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. **NOVEMBER 2023**

www.shepherd.co.uk





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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

Kevin N Bell kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk David Houston david.houston@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2024**

www.shepherd.co.uk

