

## ONLINE AUCTION

- > AUCTION DATE: 30<sup>TH</sup> MARCH 2021 AT 2:30PM
- > SUBURBAN LOCATION
- > VACANT GROUND FLOOR PUBLIC HOUSE
- > FIRST FLOOR FLAT - LET
- > NO RATES PAYABLE
- > GUIDE PRICE £135,000



FOR SALE

**79/81 GEORGE STREET, AYR, KA8 0AQ**

**CONTACT:** Barry Dunlop, [b.dunlop@shepherd.co.uk](mailto:b.dunlop@shepherd.co.uk) 07833 797878 [www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) 07720 466050 [www.shepherd.co.uk](http://www.shepherd.co.uk)

## Licensed Premises

### LOCATION

The subjects are located approx. half a mile north of Ayr town centre in an area of mainly local authority housing and close to main roads carrying a high volume of traffic to and from the town centre.

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

### THE PROPERTY

The subjects comprise a ground floor licensed premises together with flat at first floor level. Set within a 2 storey traditional terraced building.

Internally the bar includes a single bar area, customer toilets, office, cellar and storage.

### LEASE

The first floor flat is let under a Private Residential Tenancy Agreement from December 2017 at a rent of £600 per calendar month.



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ACCOMMODATION	SqM	SqFt
GF Public House	208.85	2,248
1F Flat	78	839.59
<b>TOTAL</b>	<b>286.85</b>	<b>3,087.59</b>

The above areas have been calculated on a gross internal basis.

**RATING ASSESSMENT**

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

RV £14,000

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

The first floor flat has a current Council Tax banding of "C"

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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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**AUCTION DATE**

The auction will be held on 30<sup>th</sup> March 2021 at 2:30 pm and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and 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**

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**

Details of the buyer fees associated with this property can be found on the individual property page.

**LEGAL PACK**

The legal packs are available to view online

**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.

**ENERGY PERFORMANCE CERTIFICATE**

The public house premises has an EPC Rating of G 138 and the first floor flat has a rating of E 52.

**CONTACT DETAILS****Head of Property Auctions**

Barry Dunlop

Glasgow Commercial

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**Local Office Contact**

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**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 BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)

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