

## ONLINE AUCTION

- > AUCTION DATE: 30<sup>TH</sup> MARCH 2021 AT 2:30PM
- > POPULAR LOCATION IN PEDESTRIANISED STREET
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 43.7 SQ. M. (470 SQ. FT.)
- > GUIDE PRICE £32,000

## FOR SALE

**69 NEWMARKET STREET, AYR, KA7 1LL**

**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)

## Retail Premises

### LOCATION

The property is located on pedestrianised Newmarket Street, a popular town centre retailing location containing a range of mainly local traders including Steven Brown Art and Reiker amongst others.

Ayr is the main town within the South Ayrshire Council area having a resident population of around 46,800.

### THE PROPERTY

The subjects comprise a single storey retail unit of traditional construction incorporating a single display window and recessed entrance doorway.

Internal accommodation comprises the following:

- > Sales Area
- > Staff W.C.
- > Basement Store



**AUCTION DATE:**

**30<sup>TH</sup> MARCH 2021 AT 2:30 PM**

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

ACCOMMODATION	SqM	SqFt
Ground	23.0	247
Basement	20.7	223
<b>TOTAL</b>	<b>43.7</b>	<b>470</b>

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

### RATING ASSESSMENT

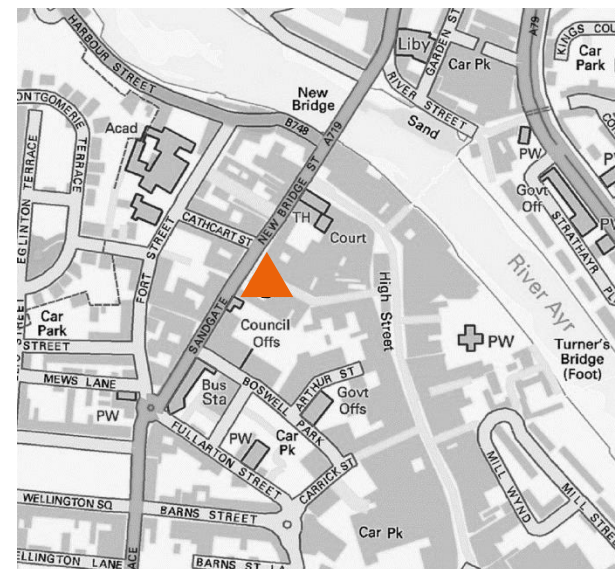
The property is currently entered in the Valuation Roll as follows:

RV £3,700

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

### 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.



**AUCTION DATE:**

**30<sup>TH</sup> MARCH 2021 AT 2:30 PM**

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



**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 subjects have an EPC Rating of G 605.

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

Barry Dunlop

Glasgow Commercial

31 Byres Road, Glasgow, G11 5RD

Tel: 07833 797878

[b.dunlop@shepherd.co.uk](mailto:b.dunlop@shepherd.co.uk)

**Local Office Contact**

Kevin N Bell BSc MRICS

22 Miller Road

Ayr, KA7 2AY

Tel: 07720 466050

[kevin.bell@shepherd.co.uk](mailto:kevin.bell@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 BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@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. **FEBRUARY 2021**