

## ONLINE AUCTION

- > AUCTION DATE: 23<sup>RD</sup> JUNE 2021 AT 2:30PM
- > MODERN SHOP UNIT
- > TOWN CENTRE LOCATION
- > 87.21 SQ. M. (937 SQ. FT.)
- > GUIDE PRICE £73,000



## FOR SALE

**53 SANDGATE, AYR, KA7 1DA**

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## Modern Retail Premises

### LOCATION

The subjects are located on Sandgate a prominent secondary retailing location within Ayr town centre. Nearby retailers include Coral, Co-op and Wetherspoons. Sandgate is a one-way street which carries traffic through Ayr town centre from north to south and which is busy at most times of day.

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 retail shop occupying part of the ground floor of a modern three storey and attic property formed in brick and slate with single storey projection to the rear. Internally the unit is well presented offering a large regular shaped sales area with staff w.c. to the rear.

Please click the link below for a virtual tour of the premises:

<https://youtu.be/5rLRG0Qzsqo>



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ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>87.1</b>	<b>937</b>

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

### RATING ASSESSMENT

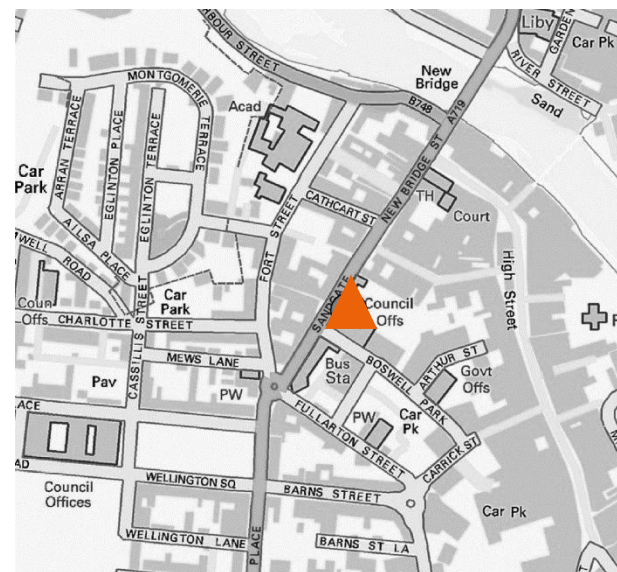
The property is currently entered in the Valuation Roll as follows:

RV £12,000

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.



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**AUCTION DATE**

The auction will be held on 23<sup>rd</sup> June 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 incidence of Value Added Tax in respect of this transaction.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have an EPC Rating of D 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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