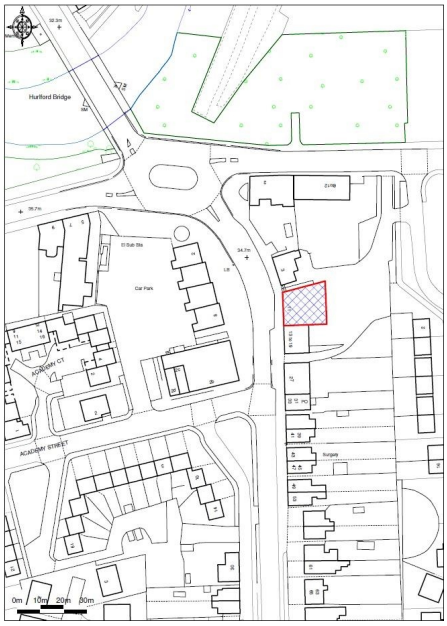
GRAHAM SIBBALD

11 Mauchline Road, Hurlford, KA1 5AA

- Prominent main road frontage
- Substantial retail premises
- Ground and sub-ground accommodation
- 459.99 sq m (4,951 sq ft)

The subjects comprise an end terraced ground floor and basement retail unit within a two storey building of brick construction with a solid red sandstone frontage under a double timber pitch and slated roof. Internally the shop is largely open plan.

The property benefits externally from on street parking and rear loading access lift between floors.



LOCATION

Hurlford, together with the adjoining village of Crookedholm, has a resident population of 4,846 (Census 2011) and is located within East Ayrshire approximately 2 miles east of Kilmarnock and 3 miles west of Galston situated on the A71 trunk road.

The subject property occupies a prominent position within the village centre of Hurlford and is positioned on the north side of Mauchline Road.

SIZE

Floor	Sq Ft	Sq M
Basement	2,301	213.76
Ground	2,650	246.18
Total	**4,951**	**459.95**

PRICE

£65,000 for the Freehold.

TENURE

Freehold.

DEAL TYPE

Vacant possession.

RATES

The current rateable value is £16,200.

The current Uniform Business Rate for the financial year 2020/2021 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

We understand the subjects benefit from Class 1 (Retail) planning permission, however interested parties should make their own enquiries in respect of proposed use.

VAT

The sale price is quoted exclusive of VAT. VAT is currently payable upon the purchase price.

LEGAL COSTS

The purchaser will be responsible for meeting the landlord's reasonable legal costs incurred in the sale transaction.

EPC

EPC rating 'G'. Available on request.

To arrange a viewing contact:

Fraser Lang
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01563 528 000

Sorcha Johnstone
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
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