





LOCATION

The property is located in a prominent corner position at the junction of George Street and James Street in a busy commercial location close to Ayr town centre.

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

THE PROPERTY

Sampy's is a traditional hot and cold food takeaway unit occupying the ground floor of a traditional two storey tenement formed in stone and slate.

Internally the property includes a well fitted compact sales area with kitchen to the rear adjacent to which are staff w.c. facilities.

RATING ASSESSMENT

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

RV £1,500

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 C 35. A copy of the EPC is available upon request.

THE BUSINESS

Sampy's comprises a traditional hot and cold food takeaway unit which has the benefit of an off sales licence and also is fully licensed to sell hot food by the local authority located in a busy commercial district of the town with ample free on street car parking in the vicinity.

Sampy's has been owned by our clients for over 25 years who now wish to sell to focus on other business interests.

At present the owners work full time in the business with trading hours 8am until 4pm Monday to Friday.

The owners consider there is scope to develop the business further including a stronger online offering, extended trading hours and home deliveries. It is however consistently profitable, accounts can be made available to genuinely interested parties after viewing.

PRICE

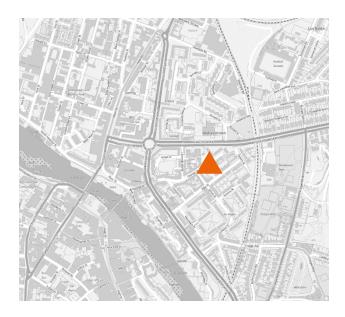
Offers over £75,000 are invited for the business and freehold property plus S.A.V.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

ACCOMMODATION	SqM	SqFt
TOTAL	27.03	290

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



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 <u>kevin.bell@shepherd.co.uk</u> Arlene Wallace <u>a.wallace@shepherd.co.uk</u>





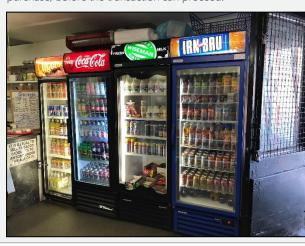
VALUE ADDED TAX

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

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident 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.













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