

ONLINE AUCTION

- > AUCTION DATE: 18TH APRIL 2024 AT 2:30PM
- > DETACHED PURPOSE BUILT SURGERY PREMISES
- > GENEROUS PLOT
- > SUITED TO RESIDENTIAL USE SUBJECT TO PLANNING
- > 78.75 SQ. M. (848 SQ. FT.)
- > GUIDE PRICE £65,000

FOR SALE

17 THE CLACHAN, BARR, KA26 9TP

CONTACT: www.shepherd.co.uk/commercial-auctions
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk 07720 466050 www.shepherd.co.uk

LOCATION

The subjects are located within the village of Barr which has a population of a few hundred being set in the South Ayrshire Council area around 10 miles south of Girvan on the B734.

The property is located on The Clachan an established residential location within the village.

THE PROPERTY

The subjects comprise a purpose built Doctor's Surgery dating back to around 1995 formed in brick and block walls with pitch and tiled roof.

The property is set within a generous plot of around 0.08 hectares (0.20 acres); Including off street parking to the front and a large garden area to the rear bound to the north by the Water of Gregg.

The internal accommodation comprises the following:

- > Outer Vestibule
- > Reception
- > Two Principal Rooms
- > Kitchen
- > Stores
- > Two W.C.'s

The layout and size of the property would lend itself to easy conversion to a residential dwellinghouse subject to planning.

PLANNING

As noted within our description the property would lend itself to continued office use or conversion to a residential dwelling subject to planning.

Interested parties are invited to make their own enquiries of South Ayrshire Council Planning Department.

RATING ASSESSMENT

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

RV £1,800

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

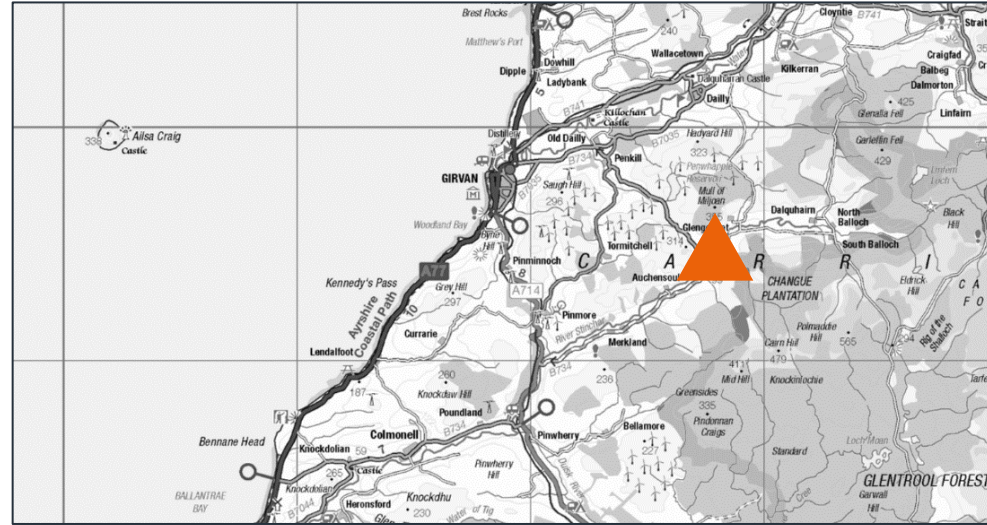
ACCOMMODATION	SqM	SqFt
TOTAL	78.75	848

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

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AUCTION DATE

The auction will be held on 18th April 2024 and interested parties should register at:

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

The heritable interest is for sale at a guide price of £65,000 exclusive of VAT.

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

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL PACK

The legal pack is available to view online

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

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.

CONTACT DETAILS

Local Office Contact

Kevin N Bell BSc MRICS

22 Miller Road

Ayr, KA7 2AY

Tel: 07720 466050

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

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. **MARCH 2024**