

## FLAT & OFFICES IN LARGE PLOT

- > ATTRACTIVE SETTING IN CONSERVATION VILLAGE
- > POTENTIAL FOR RESIDENTIAL CONVERSION SUBJECT TO PLANNING
- > FLAT - 59.8 SQ. M. (644 SQ. FT.)
- > OFFICES – 128.0 SQ. M. (1,378 SQ. FT.)
- > OFFERS OVER £90,000

**24-26 BRIDGE LANE, CATRINE, KA5 6RR &  
11 BRIDGE STREET, CATRINE KA5 6RS**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)

**FOR SALE**



## LOCATION

The subjects are located in the village of Catrine which has a population of around 2,200 and is set within the East Ayrshire Council area around 12 miles south east of Kilmarnock and 10 miles north west of Cumnock to the east of the A76.

The village is primarily residential in character although with some retail and leisure facilities in and around the village centre.

## THE PROPERTY

The subjects comprise a two storey detached building dating back around 50 years formed in brick walls with render finish having a pitched roof clad in slate.

We would point out that our clients ownership extends to the entire ground floor and part of the upper floor with the flat at 22 Bridge Lane held in separate ownership.

The subjects also include a large area of ground to the rear part of which is wholly owned by our clients with part in shared ownership with the flat owner at No 22.

The internal accommodation comprises the following:

### Ground Floor Office

- > Hallway
- > General Office
- > 5 x Office/Stores
- > W.C. Facilities

### First Floor Flat

- > Hallway
- > Lounge
- > Bedroom
- > Kitchen
- > Bathroom

### First Floor Warden's Office

- > Single Room
- > Shower Room

The property offers modern accommodation throughout being a mix of residential and office space, the building would lend itself to full residential use subject to planning.

## THE SITE

A site plan is attached herewith, the areas shaded grey, green and orange are included within the sale whilst the areas shaded pink, brown and blue are held in shared ownership. The area shaded purple is excluded from the subjects of sale.

## ENERGY PERFORMANCE CERTIFICATE

The property has the following energy ratings:

11 Bridge Street	B 21
24 Bridge Lane	D 68

A copy of the EPC's are available upon request.

24-26 BRIDGE LANE & 11 BRIDGE STREET, CATRINE

## RATING ASSESSMENT

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

11 Bridge Street RV £10,500

11a Bridge Street RV £950

The flat at 24 Bridge Lane is assessed with Council Tax Band A.

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

ACCOMMODATION	SqM	SqFt
Flat (Gross Area)	59.8	644
Ground Floor Office (Net Area)	111.2	1,197
First Floor Warden's Office (Net Area)	16.8	181
<b>TOTAL</b>	<b>187.8</b>	<b>2,022</b>

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) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

[www.shepherd.co.uk](http://www.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. **NOVEMBER 2023**

## OFFERS

Offers over **£90,000** are invited.

A closing date may be set in due course and all interested parties are therefore advised to note interest with the agents.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## 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 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.



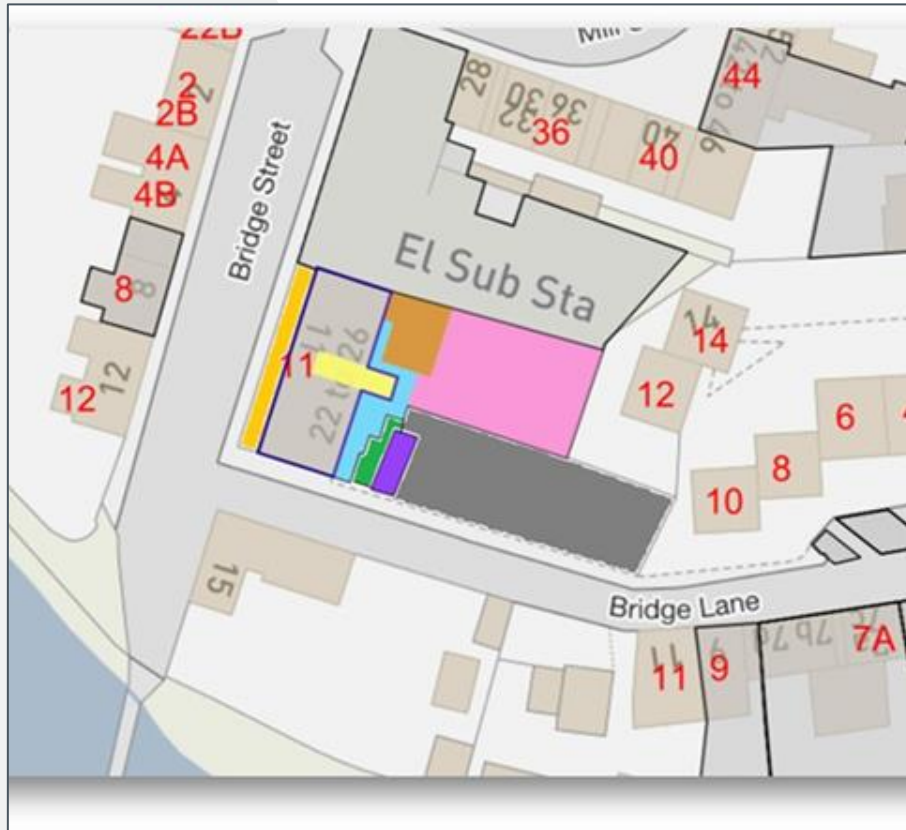
**For further information or viewing arrangements please contact the sole agents:**

**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) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

[www.shepherd.co.uk](http://www.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. **NOVEMBER 2023**





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) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

[www.shepherd.co.uk](http://www.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. **NOVEMBER 2023**