



THOMAS MURRAY
PROPERTY



First Floor Office Suite
17B Dalrymple Street
Girvan
KA26 9EU

www.thomasmurrayproperty.com



Office 1



Office 2

**17B Dalrymple Street,
Girvan,
KA26 9EU**

Description

The subjects comprise a large suite of offices arranged at first floor level and forming part of a substantial end of terrace, stone built bank building.

This distinctive building will have its origins dating from circa 1850 and we note from Historic Scotland Register that the building is category B listed.

The subjects are prominently sited on Girvan's main street and within the town's conservation area.

The subjects provide a floor area of approximately 112m² (net internal area) and this accommodates the following: **Ground floor:** Impressive Entrance Hall with terrazzo floor and high archway over stairwell. The wide and gentle rising stairs afford access to first floor. **First floor:** Wide Landing from where 3 offices and the toilet can be accessed. There is the original wrought iron and timber balustrade around the top of the landing.

Office 1 has 3 windows to front, decorative cornice and centre rose. From office 1 there is access to the kitchen. **Office 2** has 3 windows to front and has a shallow built in cupboard, decorative cornice and centre rose. **Office 3** has a single window to rear. **The Kitchen**, with side facing window is fitted with base and wall mounted cabinets, sink unit and is where the central heating boiler is located. There is a built in cupboard housing the electrical switch gear. **The Toilet** comprises wash hand basin, w.c. and water heater.

Windows are single glazed in timber sash casements. Central heating is by way of gas.

The subjects lend themselves to development for residential. However any such redevelopment would be subject to obtaining the appropriate local authority consent.

Location

The subjects enjoy a central locality prominently sited in Girvan's main Street, known as Dalrymple Street. Situated immediately behind the building is a large (free) public car park. Businesses in the immediate locality include: Bank of Scotland (situated at ground of the building); solicitors office; florists; green grocer; restaurant; gift / card shop; Co-Operative funeral directors; news agents. Girvan has a population of approximately 6,992 (census 2001) and in the town can be found primary and secondary schooling, general hospital, recently opened Quay Zone leisure facility (swimming pool, soft play area and gym), variety of shops operated by both independent and multiple retailers, attractive sea front and promenade, working harbour with moorings for pleasure craft. Girvan has a railway station providing connections north to Ayr, Prestwick Airport and Glasgow and South to Stranraer. Girvan sits on the A77 which is a good road link to Ayr and Stranraer. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.



First Floor Landing



Ground Floor: Entrance

Office 1	5.02m x 6.74m
Office 2	5.03m x 5.64m
Office 3	4.01m x 3.65m
Kitchen	4m x 4.3m
Toilet	1.66m x 1.29m
Landing	1.54m x 4.26m / 1.16m x 1.23m
Ground Floor: Entrance	2.85m x 3m
Total Net Internal Area	112m ²

Dimensions are approximate and the floor plan is not to scale



Office 1



Office 2



Office 3



First Floor Landing



Kitchen



Office 3



Outlook: View from Office 3



Ground Floor: Entrance



Toilet



Office 1



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Rateable Value

The subjects are listed in the 2017 valuation roll as RV £3,100

EER: Band G (118)

Viewing

By appointment only. Contact the joint agents, Thomas Murray Property, telephone 01465-713498 or email enquiries@thomasmurrayproperty.com

OR

Joint Agent

Shepherd Commercial,
22 Miller Road,
Ayr,
KA7 2AY

Telephone 01292 267987. www.shepherd.co.uk

Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Directions

On entering Girvan travelling from Ayr proceed ahead towards town centre. At traffic lights at town square / clock tower proceed ahead, Dalrymple Street. The subjects are situated a short distance along on the left hand side. Turn left at the side of the subjects to enter a narrow lane which in turn affords access through to the large public carpark. The subjects are entered by way of a solid timber door from the lane.

General Comments

The subjects are offered for sale.

Our client may consider a lease on a full insuring and repairing basis. Details of guide price and rental are available on request.



Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/ credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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