



THOMAS MURRAY
PROPERTY

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FOR SALE
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6 Knockushan Street
Girvan

KA26 9AG



Front Shop



Front Shop



Front Shop through to Rear



Front Shop



Back Shop

6 Knockcushan Street, Girvan

The property comprises a mid terrace shop prominently located within a small parade of shops positioned on the A77 beside Girvan Harbour. The shop overlooks the town square and clock tower.

The exterior of the shop has an attractive red sandstone frontage, large display window and a semi arcaded entrance. The shop is arranged over the ground floor of a larger two storey building.

The shop interior is light and spacious. The space is principally in two sections: Front Shop and Back Shop. The front area has timber/glass front door, wide window and fitted shelving/display. There is a wide opening from the front through to the Back Shop where there is a window to rear and access off to toilet and a recessed space.

Excellent space which would suit a variety of retail operations.

The Location

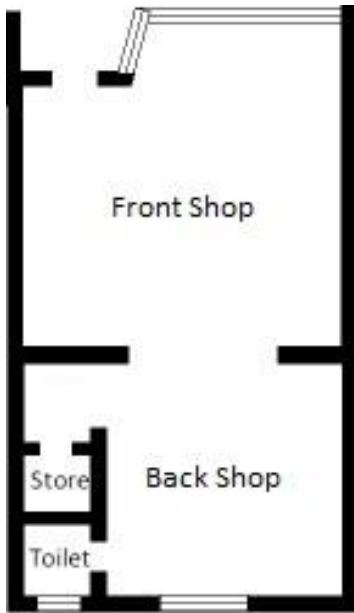
The property which is beside Girvan Harbour, is located in Knockcushan Street, within Girvan's Conservation area. Neighbouring traders and businesses comprise, sweet/gift shop, newsagents, café/take away, craft shop, TV sales and repairs, restaurant, flower shop and licensed premises.

Close to the property are two large public car parks where free parking is available. The property overlooks the town square/clock tower at the principle intersection of the A77 and Girvan's main street.

Girvan provides a range of amenities which include nursery, primary and secondary schooling; community hospital; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.

Directions

On arriving in Girvan travelling south from Ayr, proceed ahead on A77 and continue to traffic lights at town square clock tower. Here turn right, Knockcuhsan Street. The property is situated almost immediately on the right hand side.



Back Shop

Front Shop	17'2 x 12'8
Back Shop	14'6 x 13'4
Recessed Area providing office/storage	9'9 x 4'3''
Toilet	4'6 x 3'4''
Gross Internal Floor Space	504 ft ²

Dimensions are approximate



Front Shop



Front Elevation



Outlook to Town Square

Rating Assessment

£2,500. Under the Small Business Bonus Scheme 100% relief is available. This applying for a property (or properties) with a combined rateable value of up to £10,000

Guide Price

Offers in the region of £30,000 are sought

EER

To View Contact



Tel: 01465 713498 or email enquiries@thomasmurrayproperty.com

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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