

RESIDENTIAL INVESTMENT PORTFOLIO

- > FOUR FLATS
- > TWO CURRENTLY VACANT
- > PASSING RENT £9,300 PER ANNUM
- > POTENTIAL RENT £18,900 PER ANNUM
- > OFFERS OVER £200,000



FOR SALE

AYR AND GIRVAN

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LOCATION

The subjects comprise a portfolio of four residential investments three located in Ayr and one in Girvan.

THE PROPERTIES

Each property is described below:

High Street, Ayr

Top floor flat within a four storey building containing six flats on the upper floors and commercial premises at ground floor.

The accommodation comprises:

- > Entrance Hall
- > Living Room with Kitchenette
- > Bedroom
- > Bathroom with W.C.

Gross internal area 32.0 sq. m. (344 sq. ft.)

Passing rent £4,200 pcm

Mill Street, Ayr

First floor flat within a three plus attic storey building containing a public house on ground floor.

The accommodation comprises:

- > Living Room
- > Bedroom
- > Kitchen
- > Bathroom with W.C.

Gross internal area 32.0 sq. m. (345 sq. ft.)

Currently vacant.

McCall's Avenue, Ayr

Purpose built first floor flat within a two storey building containing four flats.

The accommodation comprises:

- > Entrance Hall
- > Living Room
- > Kitchen Area
- > Bedroom
- > Bathroom with W.C.

Gross internal area 48.0 sq. m. (517 sq. ft.).

Currently vacant.

Kirkpatrick Street, Girvan

Terraced house of ground and attic floors believed to have been constructed around 1900.

The accommodation comprises:

Ground Floor

- > Entrance Hall
- > Living Room
- > Kitchen
- > Bathroom with W.C.

First Floor

- > Two Bedrooms

Gross internal area 60.0 sq. m. (646 sq. ft.)

Passing rent £5,100 pcm.

RESIDENTIAL PORTFOLIO – AYR & GIRVAN

EPC

A copy of each EPC is available upon request.

OFFERS

Offers over **£200,000** are invited for the portfolio as a whole.

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 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.

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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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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. **APRIL 2020**

