

DM HALL

For Sale

**OFFICE/SURGERY
& DWELLING**

**1 JOPPA,
COYLTON,
KA6 6JW**



**80 sq m
(861 sq ft)**

Property Details

- Prominent position in Coylton village centre.
- Former surgery suitable for a variety of uses.
- 100% rates relief available on commercial property.
- Attached 3 bedroom house, currently tenanted.
- Price — offers over £200,000 are invited

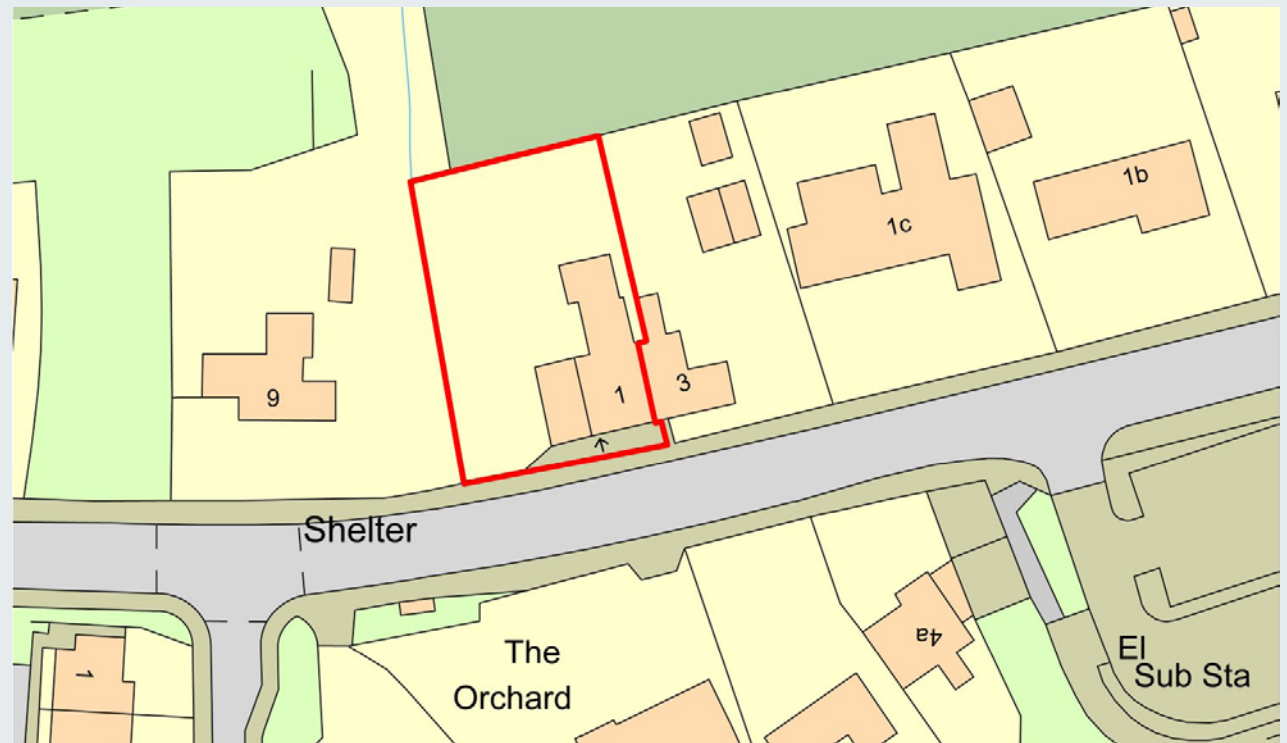
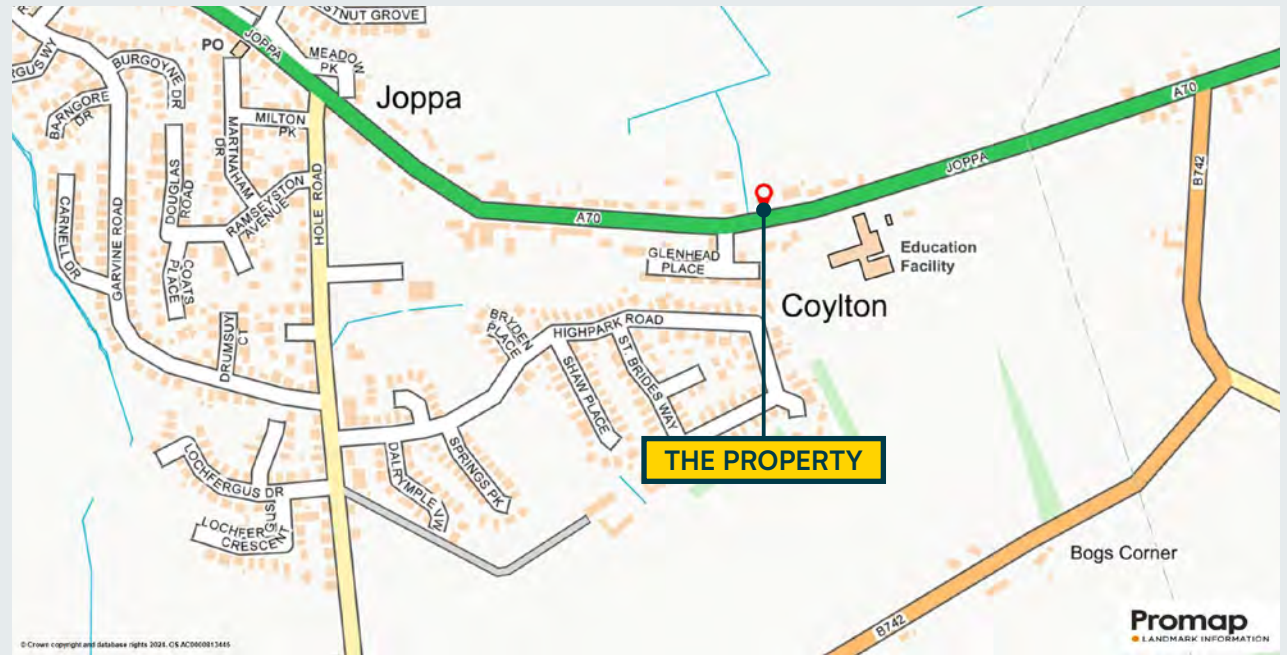
Location

Joppa, is a main road running through the attractive village of Coylton, forming part of the A70, providing road access to Ayr and surrounding rural communities. The location is predominantly residential in its nature although there are local amenities nearby including grocery stores, a butchers, bakers, café and other commercial outlets. With Coylton Primary School, considered to be one of the best primary schools in the region, is located opposite the property, with secondary schooling and further education facilities in nearby Ayr.

Coylton is located within the South Ayrshire region, around 5 miles east of Ayr and 11 miles west of Cumnock, both accessed via the A70. Glasgow is around 40 miles north of the village and less than an hour drive time.

Description

1 Joppa, is a mixed use property consisting of a ground floor commercial property together and a residential property over ground and first floors.



Property Details

The building is semi-detached and of traditional construction with a single storey rear extension and a modern side extension, alongside a surfaced car park and private garden grounds.

The commercial property has double display windows on to Joppa and was last used as a veterinary surgery, with potential for a variety of uses such as retail, office and wellbeing uses and potentially for conversion to residential, subject to obtaining the necessary consents.

The accommodation comprises of a main sales area, with three treatment rooms, a holding area/indoor kennel, a small office, store and a toilet.

The residential accommodation is independent of the commercial with main door access off the side car park and with a private garden. The accommodation is over two floors, single storey to the rear of the building and first floor over the commercial premises, consisting of:

Ground Floor: Hallway, Lounge, Kitchen, Bathroom

First Floor: Three Bedrooms and a Bathroom

The residential property is subject to a tenancy agreement at present and further details are available upon request.

Indicative floor plans are provided.



Property Details

Floor Area

The former vet surgery extends to a net internal floor area of 80 sqm (861 sqft), or thereby. The residential property extends to a gross internal floor area of 91 sqm (980 sqft), or thereby.

Rating

The rateable value of the commercial property is £5,500 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status. The residential property is noted under Council Tax Band C.

Price

Offers over £200,000 are invited for our clients heritable interest in the combined property.

EPC

EPCs available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



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RICS



Make an enquiry

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