



THOMAS MURRAY  
PROPERTY

# Wishes

**THE GI**  
We have  
**CLOTHING**

**COME IN!**  
HUNT FOR TREASURE  
IT'S HERE

Wishes

38A Dalrymple Street

Girvan





Front Shop





Window Area





Front



Front Shop

## Wishes 38 A Dalrymple Street Girvan

SHOP FOR SALE – PRIME MAIN STREET LOCATION, GIRVAN

Excellent Opportunity – Sale Due to Owner's Retirement

A superb opportunity to acquire an established and well-regarded business, trading from attractively appointed premises in a prominent position on Girvan's main street.

The shop features an arcaded entrance with a distinctive display window frontage, offering excellent visibility to passing footfall. The interior is bright, spacious and well equipped to continue the current business operation

The business has traded successfully for eight years under the present ownership and is recognised locally for its consistent service and established customer base. This sale represents an attractive opportunity for a new owner to continue, grow, or diversify the existing operation.

The premises comprise

Front Shop, attractive, bright and well arranged retail space

Back Shop

Toilet

Separate Rear Store ideal for stock holding or ancillary use

Situated in a prominent trading position, the shop benefits from strong neighbouring businesses including a, tea room, optician, solicitor's office, and a beauty salon. A large car park with free parking is located close by, enhancing customer convenience.

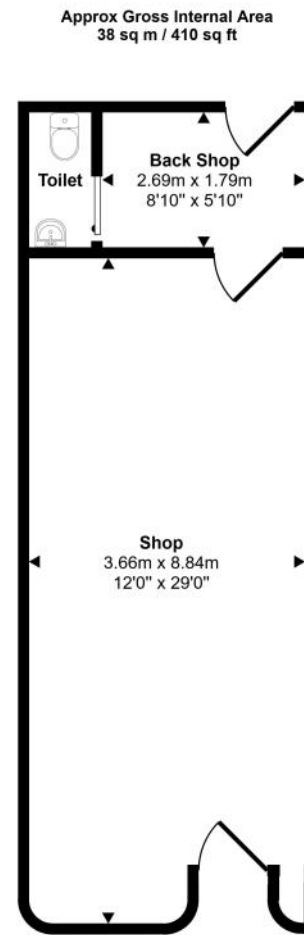
Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole 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.

Ayr 22 miles | Prestwick Airport 29 miles | Glasgow 60 miles





Arched Entrance



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Rear Store



Rear Store

### Directions

On approaching Girvan travelling on the A77 from Ayr proceed ahead and continue to traffic lights at town square/clock tower. Continue ahead, Dalrymple Street. The property for sale is situated on the right hand side of street

### General Comments

The separate Rear Store is fitted with light and power and shelving for storing stock. There is a grassed courtyard which we understand is shared with the adjoining proprietors

### Business Hours

The shop is currently open Monday to Saturday 9:30am to 4:30pm Scope to extend the trading times.

### Price

Offers over £75,000 are sought for the shop as going concern and moveables. Stock will be at valuation

Trading figures will only be released to genuinely interested applicants who have registered interest formally by way of their solicitor.

### Energy Efficiency Rating

EER C35

### Rateable Value

Rateable value £2,900. 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

### To view contact



Tel: 01465 713498

Email: [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)

### Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) 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. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding 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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