



**FOR SALE**

**Highly Prominent Hot Food Takeaway and Owner's Accommodation**

Fully fitted hot food takeaway

Modern two-bedroom owner's accommodation

Situated directly on the A70

Potential to sub-divide

Potential for 100% rates relief

98.95 sq. m. (1,065 sq. ft.)

Offers over £75,000



VIRTUAL TOUR



WHAT 3 WORDS

**1 BURNOCK STREET, OCHILTREE, KA18 2NP**

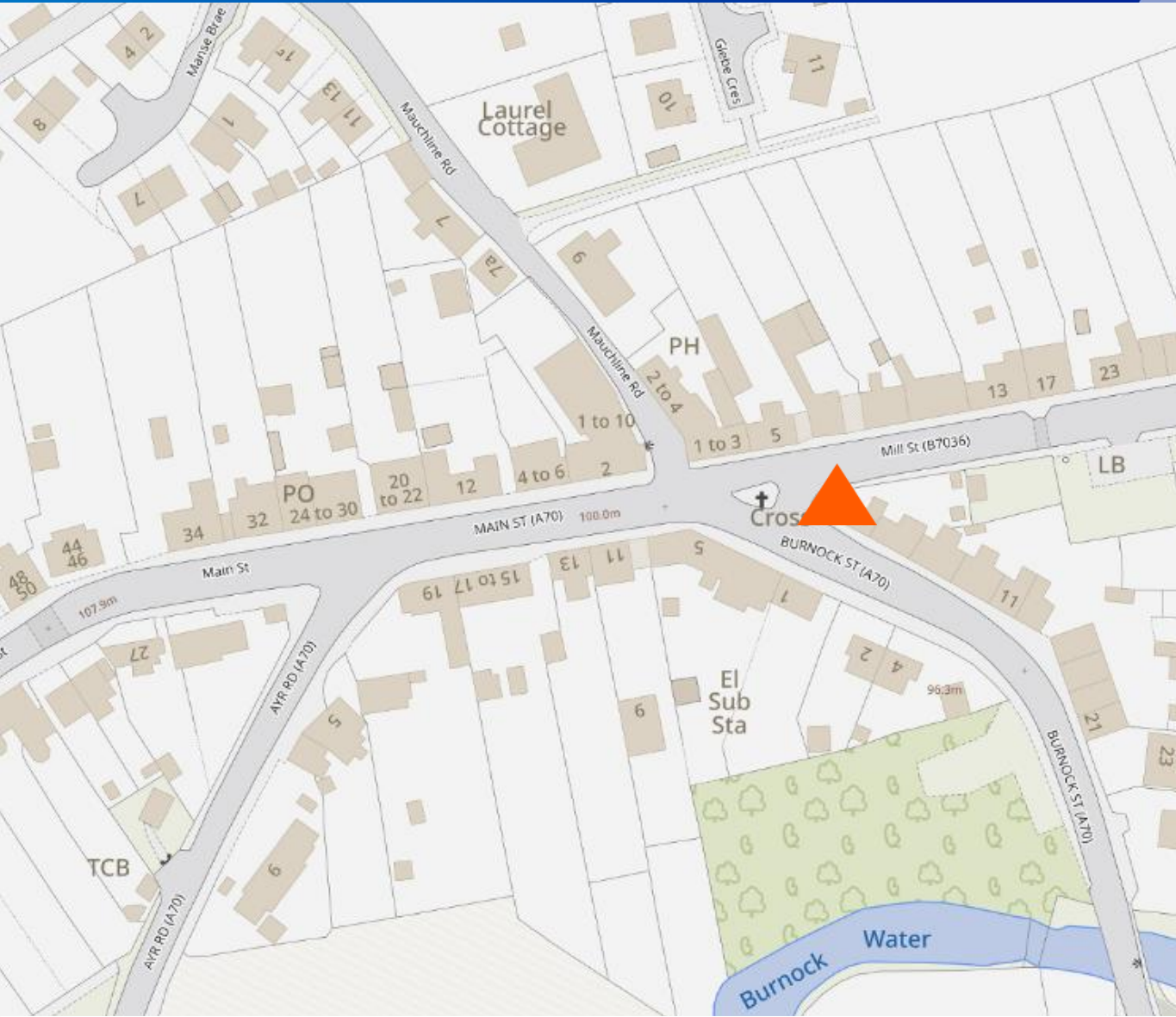
CONTACT: Daniel Bryson BSc (Hons) [d.bryson@shepherd.co.uk](mailto:d.bryson@shepherd.co.uk) | 07831 883226 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

1 BURNOCK STREET, OCHILTREE



The subjects are set in the village of Ochiltree which has a resident population of around 700 and lies on the A70 around 12 miles east of Ayr.

Surrounding occupiers are predominantly residential in nature, however commercial occupiers include Keystore/Post Office and the Commercial Inn.

The property is prominently situated directly on the A70 with plentiful passing trade. There is adequate on street car parking nearby.

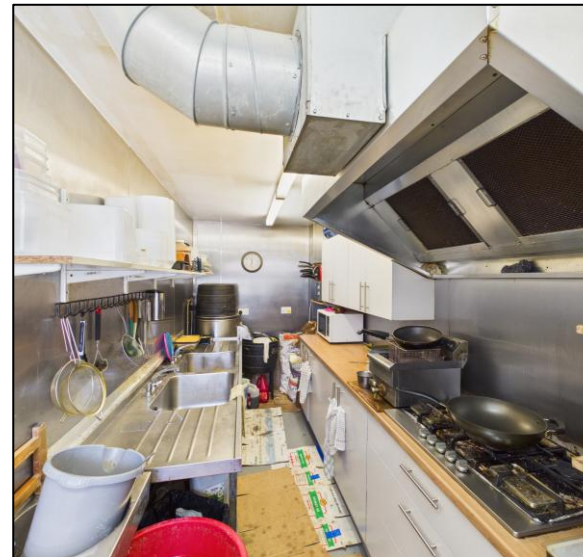


FIND ON GOOGLE MAPS



# Description - Commercial

1 BURNOCK STREET, OCHILTREE



The subjects comprise an end terraced hot-food takeaway unit and owner's flat within a two storey building of traditional stone construction, surmounted in a pitched and curved roof clad in slate and serviced by rainwater goods of uPVC and cast iron.

Entrance to the takeaway shop is via a double pedestrian doorway of timber style with separate entrance to the residential unit via a separate timber pedestrian door. Windows to the commercial unit are of uPVC double glazed style in the main.

There is a small courtyard in a paved finish with stone boundary walls. We are also advised there is an area of both shared and dedicated garden grounds to the rear.

Internally, the flooring is of suspended timber style overlaid in commercial grade flooring. Walls are of plasterboard style in a mixture of painted and stainless steel finishes with ceilings of plasterboard style in a painted finish incorporating LED lighting. Accommodation comprises serving/frying area, rear commercial kitchen, rear store and w.c./shower room.

We assume mains services are of gas, three phase electricity, water and drainage. The commercial and residential areas both have independent modern gas boilers providing heating via steel panelled water filled radiators and hot water on demand.

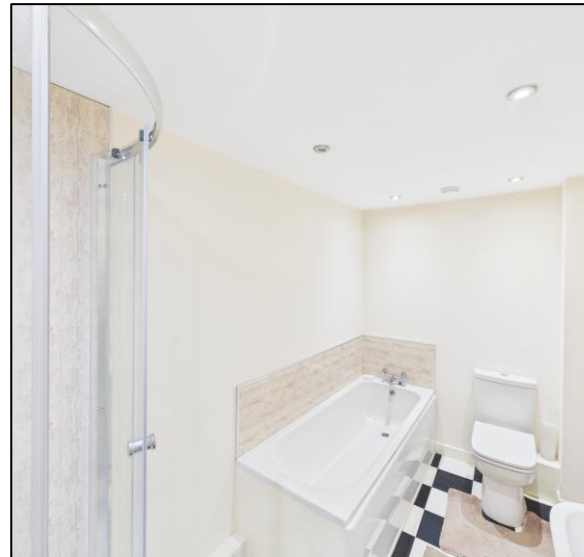
	m <sup>2</sup>	ft <sup>2</sup>
	33.70	363

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Description – Owner's Accommodation

1 BURNOCK STREET, OCHILTREE



**Independent access to the residential area is available via an independent timber pedestrian doorway.**

Windows to the residential areas of sash and case double glazed timber style.

Flooring is of suspended timber throughout overlaid in a mixture of carpet and linoleum. Internal walls are of plasterboard type in painted and wet wall finishes with ceilings of plasterboard and painted.

Kitchen fittings and WC fittings are of modern standard with fresh decoration throughout.

We assume mains services are of gas, three phase electricity, water and drainage. The commercial and residential areas both have independent modern gas boilers providing heating via steel panelled water filled radiators and hot water on demand.

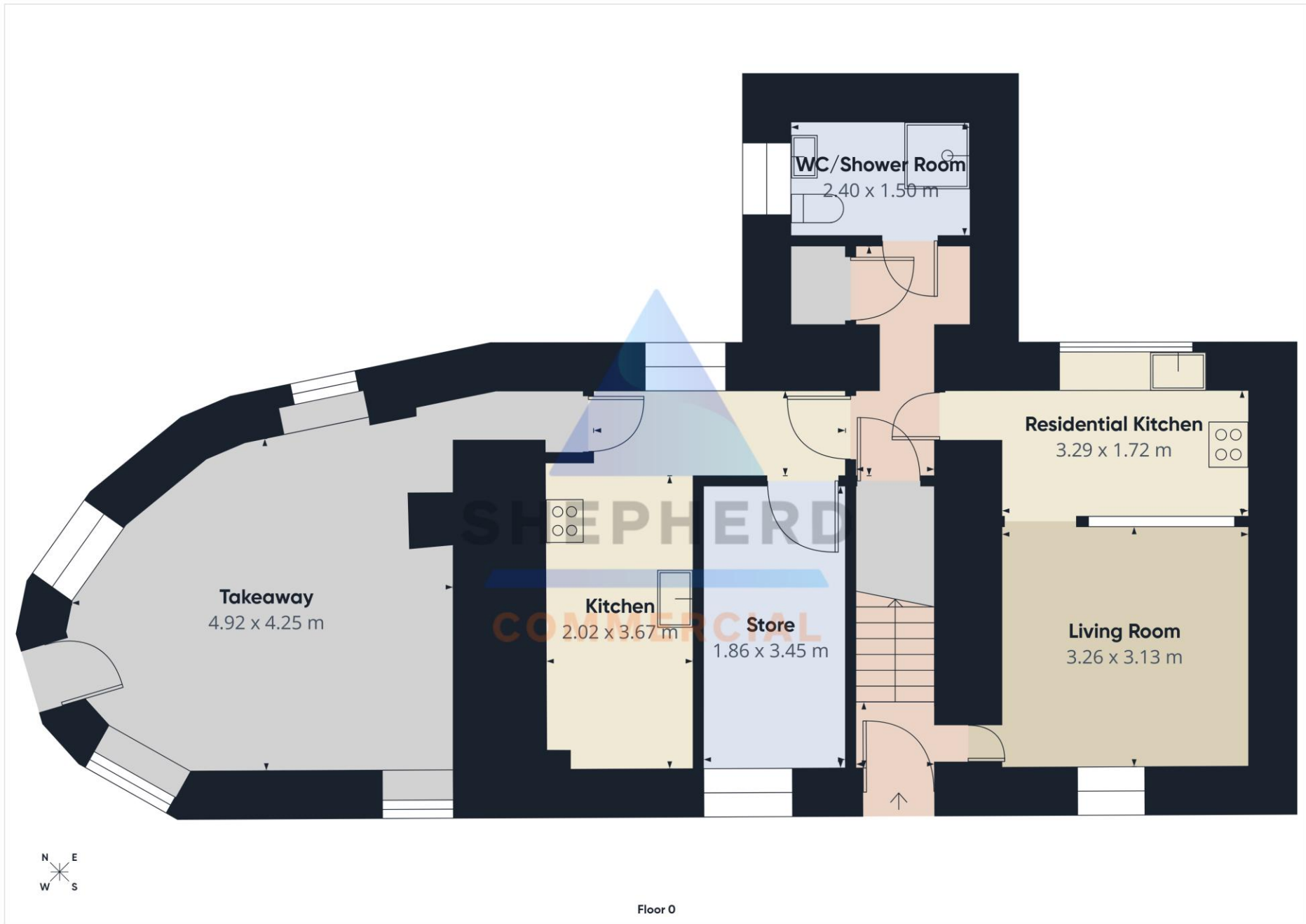
	m <sup>2</sup>	ft <sup>2</sup>
<b>Residential – Ground Floor</b>	15.06	162
<b>Residential – First Floor</b>	50.18	540
<b>Residential - Total</b>	<b>65.25</b>	<b>670</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plan - Commercial

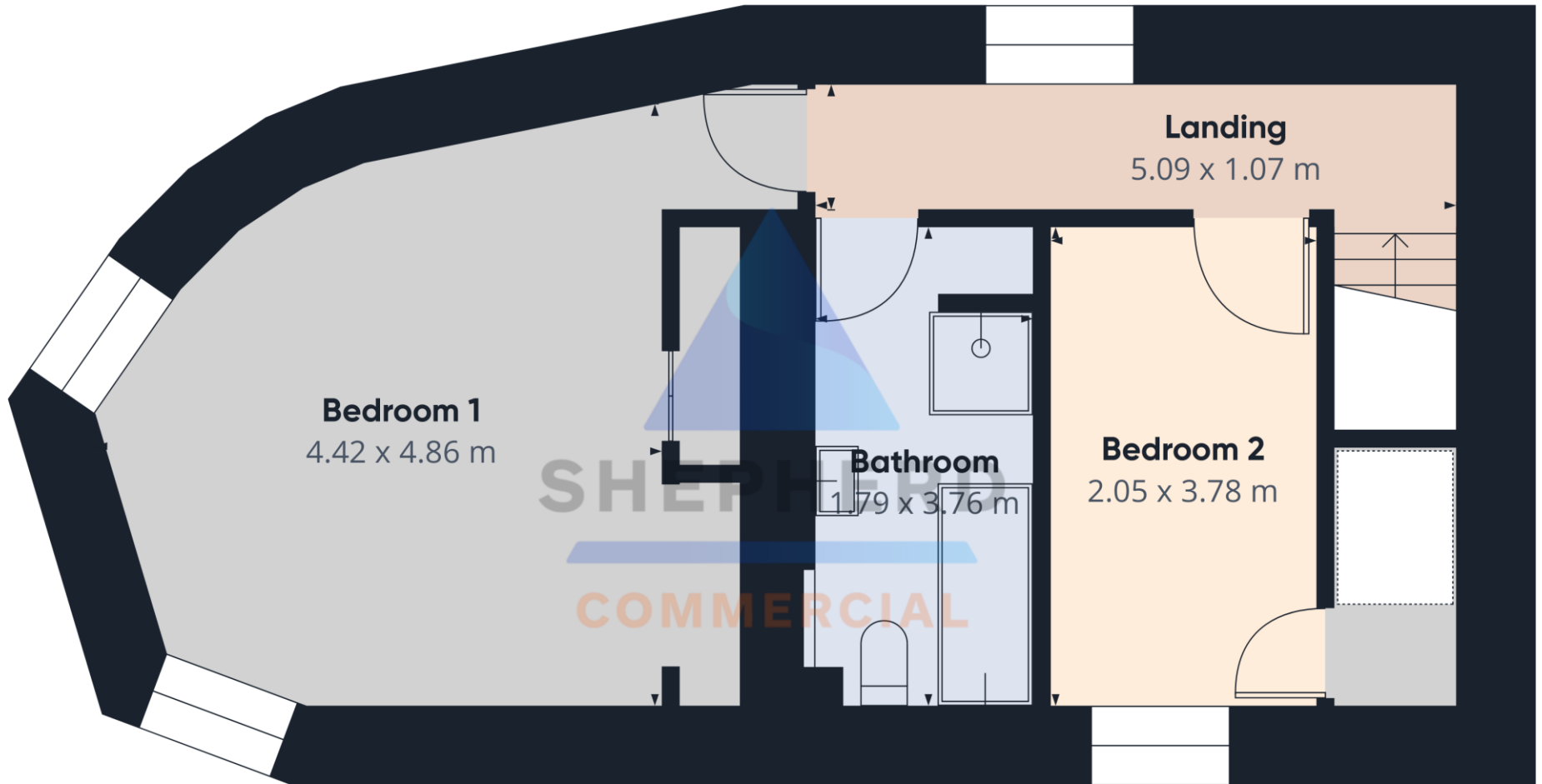
1 BURNOCK STREET, OCHILTREE





# Floor Plan – Owner's Accommodation

1 BURNOCK STREET, OCHILTREE



Floor 1



## Price

Offers over **£75,000** are invited for the freehold interest. All fixtures and fittings are included within the sale. A trading business is not included within the sale and therefore no accounts information is available.

## Planning

The property forms part of a Category "B" Listed building and is situated within the Ochiltree conservation area.

## Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £3,350

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

**We are advised the property has not been elected for VAT and therefore VAT is not payable upon the purchase price.**

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



## Get in Touch

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



**Daniel Bryson BSc (Hons)**  
[d.brysonshepherd.co.uk](mailto:d.brysonshepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

**Shepherd Chartered Surveyors**  
22 Miller Road, Ayr, KA7 2AY  
t: **01292 267987 Option 2**



## 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.

[shepherd.co.uk](http://shepherd.co.uk)

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. PUBLICATION DATE May 2026