



- **Prominent town centre location**
- **High quality refurbished office accommodation**
- **First Floor 119.31 sq. m. (1,284 sq. ft.)**
- **Second Floor 144.51 sq. m. (1,555 sq. ft.)**

VIEWING & FURTHER INFORMATION:

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LOCATION

Ayr has a resident population of around 46,800 and is located within South Ayrshire approximately 38 miles south-west of Glasgow, 13 miles south-west of Kilmarnock and 3 miles south of Prestwick on the Ayrshire coast.

The subjects are prominently situated within Ayr town centre on the east side of the pedestrianised High Street between the junctions of Kirk Port to the north and Nile Court to the south. The property benefits from being within easy reach of Ayr Bus and Railway Stations along with public car parks in close proximity.

The surrounding properties are predominantly of commercial use with surrounding occupiers including Superdrug, Bank of Scotland and Tesco Express.

THE PROPERTY

The subjects comprise refurbished and freshly redecorated first and second floor office accommodation contained within a three storey building of solid sandstone construction under a pitched and slated roof.

The subjects are accessed directly from High Street via a private entrance with secured door entry system, leading to a staircase providing access to the office accommodation.

Internally the premises comprise a series of individual office rooms of varying sizes, boardroom, kitchen, staff area/reception and w.c. facilities.

FLOOR AREA

The net internal area extends to the following:

First Floor	119.31 sq. m.	(1,284 sq. ft.)
Second Floor	144.51 sq. m.	(1,555 sq. ft.)
Total	263.82 sq. m.	(2,839 sq. ft.)

RATING ASSESSMENT

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

First Floor RV £9,800
Second Floor RV £10,000

Under the Small Business Bonus Scheme 100% rates relief may be available to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

SERVICES

Mains services of electricity and water are connected to the subjects, with drainage to the main sewer. Interested parties should make their own enquiries directly to the utility providers.

The property is heated by electric hot water radiators.

LEASE TERMS

The subjects are available to let under a new Full Repairing and Insuring Lease of negotiable length.

RENT

First Floor **£7,500 p.a.** exclusive
Second Floor **£6,500 p.a.** exclusive

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for tax and recording fees in the normal fashion.

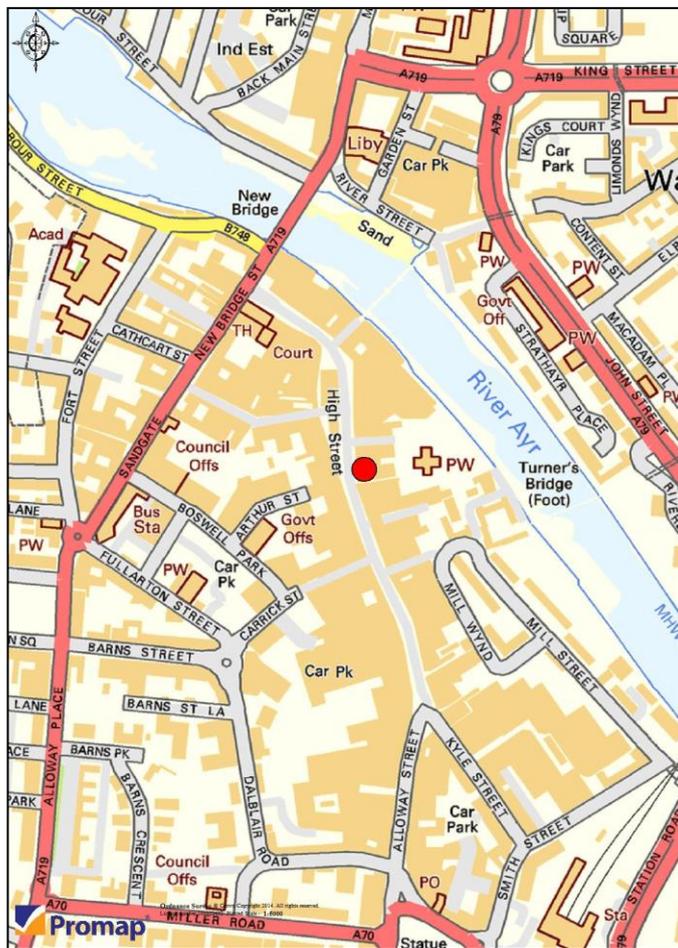
VALUE ADDED TAX

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

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence 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 and 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.



VIEWING

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

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