

TO LET

High Spec Town Centre Office

2 Miller Road, Ayr, KA7 2AY



- **Single office room**
- **Offers over £3,000 per annum**
- **No rates payable**
- **High profile town centre location**
- **Elevator access**

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,500 with the South Ayrshire Council area having a population of around 112,000.

Ayr is the main shopping and administrative centre for the area and in addition, is a traditional Clyde Coast holiday resort. Consequently, the town benefits from a wide range of services and facilities.

In addition to good road links the town has a mainline railway station and lies adjacent to Prestwick International Airport.

THE PROPERTY

The subjects comprise part of the upper floor of a prominent 3 storey office building formed in stone and brick with a pitched roof clad in slate.

The accommodation comprises a single office room with shared modern kitchen and w.c. facilities.

Access is available by elevator and staircase.

FLOOR AREA

Net internal floor area is

18.10 sq. m. (195 sq. ft.).

RATING ASSESSMENT

The property will require to be reassessed on occupation.

ENERGY PERFORMANCE CERTIFICATE

The building energy rating is "G". A copy of the EPC is available upon request.

LEASE TERMS

The property is available on the basis of a new full repairing and insuring lease of negotiable length.

RENTAL

Rental offers over **£3,000** per annum are invited.

Our clients may consider leasing the unit on an all inclusive basis. Further details available upon request.

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.

VIEWING

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

A 22 Miller Road, Ayr, KA7 2AY

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