



## MODERN COMMERCIAL WORKSPACE UNIT

- > HIGH QUALITY MODERN WORKSPACE
- > BUSY COMMERCIAL LOCATION
- > 112.53SQ.M (1,319SQ.FT)
- > OFFERS OVER £8,000 PER ANNUM
- > NO RATES PAYABLE

TO LET

**26F PEEBLES STREET, KA8 8DS**

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## LOCATION

The subjects are located on Peebles Street within the busy North Harbour district of Ayr, an established and popular commercial location to the north of the town centre.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

## THE PROPERTY

The subjects comprise a business unit occupying the ground floor of a two storey and attic block with flats on the upper floors of the building.

Internally the subjects comprise open plan workshop/studio space together with staff wc facilities.

Vehicular access is available via a roller shutter to the front elevation.

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £8,400

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The subjects are available on a new full repairing and insuring lease of negotiable length.

## RENT

Rental offers over **£8,000 per annum** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues 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 incident 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 26<sup>th</sup> 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.



26F PEEBLES STREET, AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>112.53</b>	<b>1,319</b>

The above area has been calculated on a gross internal area basis.



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

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