

TO LET

Office & Stores

20 Peebles Street, Ayr, KA8 8DS



- Upper floor office and store
- Convenient location close to North Harbour industrial area
- Approx. 91.9 sq. m. (990 sq. ft.)
- Offers over £5,000 p. a.

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987
F: 01292 611521

www.shepherd.co.uk

LOCATION

The unit enjoys the benefit of a convenient, central commercial location close to Main Street and the North Harbour industrial area. Immediately adjacent to McConechy's Tyre & Exhaust Centre, the subjects are located above a car wash.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800 and catchment population of 100,000.

THE PROPERTY

The subjects comprise an upper floor office and store offering low-cost accommodation on flexible lease terms.

The accommodation incorporates an exclusive ground floor entrance hallway with ladies' and gents' toilet facilities. First floor comprises a series of rooms for use as offices/stores/workshop.

FLOOR AREA

The approximate gross internal floor area is:

941.9 sq. m. (990 sq. ft.)

RATING ASSESSMENT

A separate entry will be required to be made in the Valuation Roll. We estimate that the rateable value will be circa £2,500.

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

BUILDING INSURANCE

Premium for 2017/18 is £354 plus VAT.

LEASE TERMS

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

RENTAL

Rental offers over **£5,000 per annum** are invited.

COSTS

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

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:

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