

TO LET

Prominent Retail Unit

2 Glenmuir Place, Ayr, KA8 9RP

**New
Rent**



- Suited to Class 1 or Class 2 use
- Prominent unit in neighbourhood parade
- 91.70 sq. m. (987 sq. ft.)
- No rates payable
- Offers over £7,500 per annum

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects are located on Glenmuir Place at its junction with Main Road in the Whitlets district of Ayr. The property forms part of a neighbourhood parade containing a range of local traders with ample on street car parking available in the area.

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 single storey retail unit formed in brick walls with mineral felt roof. The shop has a modern aluminium framed display window and doorway both of which are protected by electrically operated roller shutters.

The accommodation comprises the following:

- Large Sales Area
- Staff Kitchen
- Two Staff W.C.'s

Internally the subjects have a solid floor with freshly decorated walls and acoustic tiled ceiling.

FLOOR AREA

The net internal floor area is approximately 91.70 sq. m. (987 sq. ft.).

RATING ASSESSMENT

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

RV £8,500

Qualifying occupiers will benefit from 100% rates remission under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE

The property is available on a new lease of negotiable length.

RENTAL

Rental offers over **£7,500 per annum** are invited.

COSTS

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

VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace:

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