

To Let/For Sale

Retail

7 Chalmers Arcade, Girvan, KA26 9ES

**Rent
£100 + VAT
per week**



- Rare freehold opportunity
- Town centre retail unit
- 51.3 sq. m. (552 sq. ft.)
- Attractive lot size
- Rental £5,200 + VAT p. a.
- Offers over £30,000 + VAT



LOCATION

Girvan is situated in the South Ayrshire Council area and has a resident population of approximately 7,000.

The subjects are located within Chalmers Arcade, on the east side of Dalrymple Street, which is the town's main retailing area. There are national multiples represented locally including Greggs and Superdrug, and Girvan is also the main shopping area for the surrounding hinterland.

Girvan is situated around 5 miles south of Turnberry and 20 miles south of Ayr.

THE PROPERTY

The subjects comprise retail premises forming part of Chalmers Shopping Arcade with frontage to Dalrymple Street.

The premises form part of a larger three storey property the upper floors of which comprise self contained flats.

Internally the accommodation comprises:

- Sales
- Storage/office
- Staff toilet accommodation

FLOOR AREA

The approximate net internal floor area is:

51.3 sq. m. (552 sq. ft.).

RATING ASSESSMENT

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

RV £4,200

The property benefits from 100% rates relief for qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a current energy rating of "G 130". A copy of the EPC is available upon request.

RENT

Rental offers over **£5,200 + VAT** are invited.

PRICE

Offers over **£30,000 + VAT** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction, in the case of a lease the tenant will be responsible for recording dues and tax in the normal fashion.

VALUE ADDED TAX

The property has been elected for VAT.

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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