

TO LET

Retail Unit

6A New Bridge Street, Ayr, KA7 1JX



- Traditional double fronted retail premises
- Prominent town centre location
- 32.4 sq. m. (349 sq. ft.)
- No rates payable subject to status
- Rent £6,000 per annum

VIEWING & FURTHER INFORMATION:

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LOCATION

The subjects occupy a prominent location on New Bridge Street which carries a high traffic volume into Ayr town centre from the north.

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 double fronted retail unit on the ground floor of a 4 storey building of traditional construction.

Internal accommodation comprises the following:

- Reception Area
- Two Treatment Rooms
- Staff W.C.
- Storage

The property also benefits from basement accommodation which is accessed via a hatch to the rear of the property.

FLOOR AREA

The approximate net internal floor area is as follows:

Ground Floor	32.4 sq. m.	(349 sq. ft.)
Basement	32.4 sq. m.	(349 sq. ft.)
Total	64.8 sq. m.	(698 sq. ft.)

RATING ASSESSMENT

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

RV £5,400

The property will therefore benefit from 100% rates remission for qualifying occupiers under the terms of the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE TERMS

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

RENTAL

Rental offers over **£6,000 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 recording 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 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 sole agents:

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