

# FOR SALE

## Office Investment

**2 Miller Road, Ayr KA7 2AY**



- Prominent town centre location
- Includes car park
- Passing Rent £12,750 p.a.
- Potential income approx. £30,000 p.a.
- Offers Over £295,000

### VIEWING & FURTHER INFORMATION:

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### LOCATION

The subjects are located in a prominent edge of town centre location at the junction of Miller Road and Killoch Place.

The area is one of established commercial use including office, retail and Class 2 occupiers.

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

### THE PROPERTY

The subjects comprise the upper two floors of a substantial three storey property formed in stone and brick with pitched roof clad in slate and including three car parking spaces within a shared car park to the rear.

The subjects comprise the first and second floors of the building with access provided via a staircase and elevator.

The accommodation comprises the following:

#### First Floor

- General Office
- Three Private Offices
- Store Room
- Tea Prep Area
- Wc Facilities

#### Second Floor (Suite 1)

- General Office
- Two Private Offices

#### Second Floor (Suite 2)

- Single Office Room

The second floor offices have shared tea prep and wc facilities.

## FLOOR AREA

The premises have been measured in accordance with IPMS 3 – Office.

First Floor	151.8 sq. m.	(1,634 sq. ft.)
Second Floor – Suite 1	103.7 sq. m.	(1,116 sq. ft.)
Second Floor – Suite 2	181.4 sq. m.	(195 sq. ft.)
<b>Total</b>	<b>273.6 sq. m.</b>	<b>(2,945 sq. ft.)</b>

## RATING ASSESSMENT

The Rateable Values are as undernoted.

First Floor	RV	£16,000
Second Floor (Suite 1)	RV	£11,700
Second Floor (Suite 2)	RV	£1,950

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

Details of the current leases are as follows:

### First Floor

Vacant

### Second Floor – Suite 1

Let to Crucible Developments (Scotland) Ltd for a period of 5 years from March 2017 the current passing rental is £9,750 per annum.

### Second Floor (Suite 2)

Let to Gilbert Andrew from May 2018 on a short term licence at a rental of £3,000 per annum.

The total passing rent is £12,750 per annum and will rise to approx. £30,000 p.a. upon letting the first floor office suite.

## ASKING PRICE

Offers Over **£295,000** are invited.

## LEGAL 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.



## 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.

## VIEWING

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

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