

TO LET

Retail/Office Premises

58 Main Street, Ayr, KA8 8EF



- Prominent main road location
- 106.17 sq. m. (1,143 sq. ft.)
- Offers over £10,000 per annum
- 100% rates remission available

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

The subjects are located in a busy commercial location on Main Street in the Newton-on-Ayr district of Ayr which lies around a half mile north of the town centre.

A wide range of retail and licensed trade uses are represented in the locality.

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 former bank located on the ground floor of a traditional 3 storey tenement building.

Internally the subjects comprise the following:

- Main Sales
- Kitchen
- Male and Female W.C.'s
- Store

FLOOR AREAS

The property has the following net internal floor area:

106.17 sq. m. (1,143 sq. ft.)

RATING ASSESSMENT

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

RV £9,400

100% rates remission may be available under the Small Business Bonus Scheme for qualifying occupiers.

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 **£10,000 per annum** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being 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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