

TO LET/MAY SELL

89 Auchamore Road, Dunoon PA23 7JJ



- Neighbourhood retail unit
- Prominent corner location
- 65.1 sq. m. (701 sq. ft.)
- No rates payable
- Rent £100 per week
- May sell

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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www.shepherd.co.uk

LOCATION

The subjects are located within Dunoon which is the main town in the Cowal Peninsula having a resident population of around 13,200 and accessible via road or by ferry crossing from Greenock and Gourock.

The subjects are located on the junction of Edward Street and Auchamore Road close to a free public car park and in an established and popular residential district of the town.

THE PROPERTY

The subjects comprise a ground floor retail unit within a two storey property formed in stone and slate, the subjects having a traditional retail frontage with display signage above.

Internally the unit extends to a sales area together with storage and staff facilities to the rear.

FLOOR AREAS

Each unit has the following net internal floor area:

65.1 sq. m. (701 sq. ft.)

RATING ASSESSMENT

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

RV £3,600

100% rates remission is available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE TERMS

The properties are available on a new lease of negotiable length.

RENTAL

Rental offers over **£5,200 per annum** are invited.

PRICE

Offers 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 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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Publication date: October 2019

