

# TO LET

## Retail Premises

**West Mayish Road, Brodick, Arran, KA27 8AA**



- Well located retail premises
- 77.93 sq. m. (839 sq. ft.)
- No rates payable
- Rent fully inclusive
- Offers over £10,000 per annum

### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

### LOCATION

The Isle of Arran is an island off the west coast of Scotland and the largest island in the Firth of Clyde. It is located in the unitary council of North Ayrshire and in the 2011 Census it had a resident population of approximately 4,700.

The site is located in Brodick, the main village on the island, set back from the A841 coastal road at the end of the main retail parade, opposite the local Co-op, and to the east of the Auchrannie Hotel and Spa Resort.

### THE PROPERTY

The subjects comprise the local Post Office which is due to relocate to alternative premises.

The shop forms part of the larger Royal Mail Delivery Office which is of brick construction surmounted by a flat roof which has a felt style covering.

Internally the shop comprises retail space a storage area and WC.

A community garden and seating area is located to the front of the property, with plentiful on street parking also available.

### FLOOR AREAS

The property has the following net internal floor area:

77.93 sq. m. (839 sq. ft.)

### RATING ASSESSMENT

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

RV £6,900

100% rates remission will be 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 property is available on a new full repairing and insuring lease of negotiable length.

## RENTAL

Rental offers over **£10,000 per annum** are invited. The rent figure is inclusive of the following services to be provided by the landlord:

- Electricity Costs
- Heating
- Water Charges
- Buildings Insurance Premium

## 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 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 Liam Loudon or Arlene Wallace:

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