

FOR SALE

Salon Premises

37 High Street, Ayr, KA7 1LU



- First floor salon premises
- Prominent Town Centre commercial location
- Potential for 100% rates relief
- 80.82 sq. m. (870 sq. ft.)
- For Sale £70,000

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987
F: 01292 611521

www.shepherd.co.uk

LOCATION

The subjects are located on High Street in a prominent town centre location within Ayr with nearby occupiers including Marks and Spencers and a range of local traders.

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 first floor of a three storey building formed in stone, beneath a pitched roof clad in slate. The premises are accessed via a staircase shared with the upper floor from a single entrance door from High Street.

The premises offer salon premises although suited to a wide range of commercial occupiers.

Internally accommodation comprises the following:

First Floor

- Beauty Salon
- Two Treatment Rooms
- Toilet Accommodation
- Storage Accommodation

FLOOR AREA

The premises have been measured in accordance with RICS Code of Measuring Practice (Sixth Edition) on a net internal basis as follows:

First Floor	80.82 sq. m.	(870 sq. ft.)
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RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:-

RV £6,500

The property benefits from 100% rates remission under the Small Business Bonus Scheme for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PRICE

Offers over **£70,000** 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 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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