

TO LET

Town Centre Offices

2 Beresford Terrace, Ayr KA7 2EG



- **Prominent town centre location**
- **Competitive rent levels**
- **Short term leases considered**
- **Ground floor bar/restaurant due to open late 2017**

VIEWING & FURTHER INFORMATION:

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LOCATION

The property is set on the junction of Miller Road and Beresford Terrace in a prominent town centre location including a range of retail, licensed trade and office uses.

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 suite of offices occupying the upper floors of a three storey building, the ground floor is in the process of being converted to a bar/restaurant which will include an upgrade to the external fabric of the building.

The office accommodation comprises the following:

First Floor

Suite 1

One large open plan office together with staff kitchen.

Suite 2

Cellular office accommodation together with staff kitchen area.

The office suites share ladies and gents wc facilities.

Second Floor

The second floor comprises six office rooms of varying size available on a room by room basis.

Wc facilities are accessed off the hallway.

FLOOR AREA

The approximate net internal floor area is as follows:

First Floor		
Suite 1	83.8sq.m	903sq.ft
Suite 2	144.6sq.m	1,567sq.ft
Second Floor		
	144.6sq.m	1,567sq.ft
Total	373.0sq.m	4,017sq.ft

RATING ASSESSMENT

The entire building is assessed as a single property. Upon letting the rateable values will be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

The building energy rating is 'G'. A copy of the EPC is available upon request.

LEASE TERMS

The subjects are available on leases of negotiable length.

RENTAL

The following rental offers are invited.

First Floor

Suite 1 Offers Over £ 8,000 per annum

Suite 2 Offers Over £12,500 per annum

Second Floor Offers Over £ 9,500 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for tax and recording fees 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 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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