

TO LET

Townhouse Office Premises

45 Townhead, Irvine, KA12 0BH



- Traditional townhouse style office premises
- Excellent central commercial location
- Available in whole or part
- Offers over £15,000 p.a.

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

The property enjoys the benefit of a prominent central commercial location within a few hundred yards or so of the town cross and most local amenities including Irvine's new in town leisure centre.

Irvine is the principal settlement in the North Ayrshire Council area with a resident population of around 33,200.

THE PROPERTY

The subjects comprise a traditional two storey and lower ground mid-terraced townhouse office premises formed in stone and slate with a small single storey extension to the rear. The premises offer spacious commercial accommodation suited to a wide range of professional and business users.

The internal accommodation comprises the following:

Ground Floor: Entrance Hall
Two Offices
Kitchen
Staff W.C.'s

First Floor: Hall
Four Offices

Basement: Various Store Rooms

FLOOR AREA

The premises have been measured in accordance with IPMS 3 – Office.

Basement 58.42 sq. m. (629 sq. ft.)

Ground Floor 54.10 sq. m. (582 sq. ft.)

First Floor 70.30 sq. m. (757 sq. ft.)

RATING ASSESSMENT

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

RV £9,400

The property benefits from 100% rates remission to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The property is available in whole or part on the basis of a new full repairing and insuring lease of negotiable length.

RENTAL

Ground and First Floor – **£12,000 p.a.**
Basement - **£ 3,000 p.a.**
Total **£15,000 p.a.**

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:

A 22 Miller Road, Ayr, KA7 2AY

T 01292 267987
F 01292 611521

E AyrCommercial@shepherd.co.uk

Publication date: Updated January 2018

