

# TO LET

## Attractive Townhouse Premises

**2 Alloway Place, Ayr KA7 2AA**

**Incentives  
Available**



- Full townhouse building
- Six private car parking spaces
- Prime office location
- 215.35sq.m (2,317sq. ft.)
- New Rent - Offers over  
**£12,000 per annum**

### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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**www.shepherd.co.uk**

### LOCATION

The subjects are on Alloway Place which comprises a terrace of attractive Georgian townhouses, many of which have been converted to office use. Alloway Place lies immediately west of the town centre and is one of Ayr's most popular office locations.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of 46,800.

### THE PROPERTY

The subjects comprise a traditional mid terrace 19<sup>th</sup> Century 'B' listed townhouse formed over two stories and attic and lower ground floor levels with single storey projections to the rear, built in stone with pitched roof clad in slate.

Private car parking for six vehicles is located to the rear.

The internal accommodation comprises the following:

#### Ground Floor

- Three Office Rooms
- Store Rooms
- W.C.

#### First Floor

- Four Office Rooms
- Store Rooms

#### Attic

- Office Room
- Four Store Rooms

#### Lower Ground Floor

- Staff Room
- Two Store Rooms

The premises are attractively finished internally with many original features retained.

## FLOOR AREA

We estimate the floor area to be as follows:

Ground Floor	57.42 sq. m.	(618 sq. ft.)
First Floor	72.01 sq. m.	(775 sq. ft.)
Attic	50.39 sq. m.	(542 sq. ft.)
Basement	35.53 sq. m.	(382 sq. ft.)
<b>Total</b>	<b>215.35 sq. m.</b>	<b>(2,317 sq. ft.)</b>

We would also point out that the total floor area based on IPMS-3 Office is 217.99 sq. m. (2,346 sq. ft.).

## RATING ASSESSMENT

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

RV £19,800

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The subjects are available on a new full repairing and insuring lease of negotiable length.

## RENTAL

Rental offers over **£12,000 per annum** are invited.

## 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 if appropriate in the normal fashion.

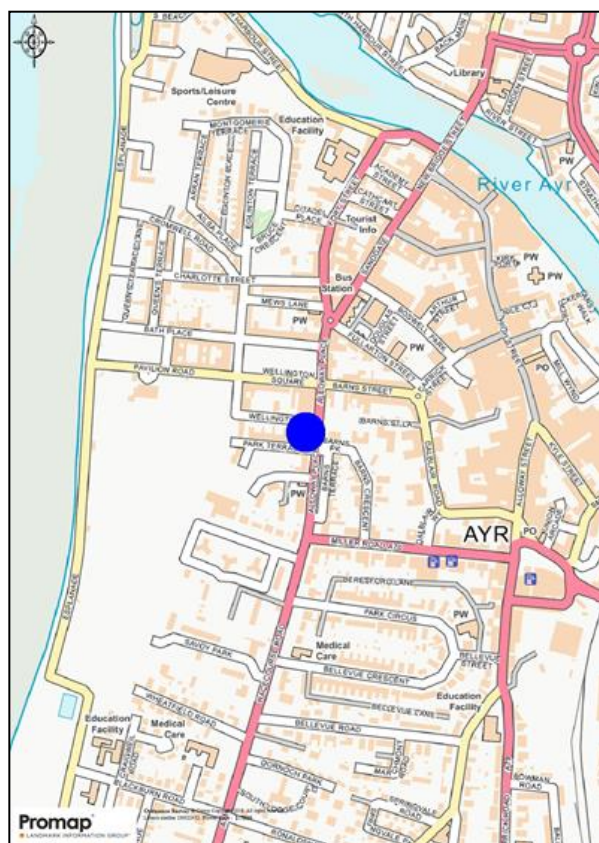
## VALUE ADDED TAX

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 26<sup>th</sup> 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 Kevin Bell or Arlene Wallace:

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