

FOR SALE

Town Centre Office Premises

18 Mill Wynd, Ayr, KA7 1TS



- Town centre office premises
- Suitable to a variety of uses
- Includes private parking
- Offers around £90,000

VIEWING & FURTHER INFORMATION:

Kevin Bell
ayrcommercial@shepherd.co.uk

T: 01292 267987
F: 01292 611521

www.shepherd.co.uk

LOCATION

The subjects are located on Mill Wynd in the heart of Ayr town centre immediately east of the High Street in an area of mixed commercial and residential use.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800 and catchment population of around 115,000.

It is a popular and attractive Clyde Coast town located around 40 miles south-west of Glasgow.

THE PROPERTY

The subjects comprise office premises within two storey property with a single storey projection formed in stone and slate.

Internal accommodation comprises the following:

Ground Floor

- Entrance Vestibule
- Two Office Rooms
- Staff Kitchen

Lower Ground Floor

- Office

Half Landing Level

- Ladies and Gents Toilets

First Floor

- Large Training Room
- Kitchen

FLOOR AREA

The property has a floor area based on IPMS 3 – Office of 87.6 sq. m. (943 sq. ft.).

The gross internal area is 107.6 sq. m. (1,158 sq. ft.).

RATING ASSESSMENT

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

RV £5,100

The property qualifies for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

ASKING PRICE

Offers around **£90,000** 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 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.

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 Kevin Bell – ayrcommercial@shepherd.co.uk

Publication date: December 2016

