



- Office/Salon investment
- Attractive lot size
- Let short term at £5,000 per annum
- 58.74 sq. m. (633 sq. ft.)
- Offers over £33,000 + VAT

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

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www.shepherd.co.uk

LOCATION

The subjects are located on the east side of Alloway Street to the south of its junction with Kyle Street/High Street in a prominent secondary town centre location. Shops in the area are occupied by a combination of local and national traders although with a number of vacant units in close proximity.

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

THE PROPERTY

The subjects comprise upper floor premises within a two storey mid-terraced property formed in stone and slate currently used as a salon.

The accommodation comprises the following:

- Upper hallway
- Salon
- Three treatment rooms
- Staff Room
- W.C.

FLOOR AREA

The approximate net internal floor area is

58.74 sq. m. (633 sq. ft.)

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

RV £4,700

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE

The property is let to Claire Aitken for a period of 2 years until September 2017 and is continuing on an annual basis. The lease is drawn on internal repairing and insuring terms with a passing rent of £5,000 pa .

ASKING PRICE

Offers over **£33,000 + VAT** are invited reflecting an initial yield of 12.9% after purchasers costs

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.

The property has been elected for VAT.

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.

PORTFOLIO SALE

The subject premises offer part of a larger portfolio being sold on behalf of our client. A schedule summarising the entire portfolio is available upon request.

Our client would be willing to consider offers for the portfolio in whole or part in addition to individual disposals.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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