

TO LET/MAY SELL

Modernised Retail Unit

30 Newmarket Street, Ayr, KA7 1LP



- Unit upgraded internally
- Popular pedestrianised street
- 63.6 sq. m. (685 sq. ft.)
- No rates payable
- Offers over £8,500 per annum
- Offers are invited for our client's freehold interest



LOCATION

The subjects are located on Newmarket Street one of Ayr's principal retailing areas which provides a pedestrianised link between High Street and Sandgate.

The street is characterised by a broad range of independent retailers.

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

THE PROPERTY

The subjects comprise retail premises occupying the ground floor of an attractive 2 storey property formed in stone and slate.

Internally the subjects comprise the following:

- Sales Area
- Store Room
- Staff Kitchen
- W.C.

The subjects have been upgraded internally and are well presented.

FLOOR AREAS

The net internal floor area is 63.6 sq. m. (685 sq. ft.).

RATING ASSESSMENT

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

RV £11,300

100% rates remission is available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has a current energy rating of "E 65". A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new lease of negotiable length.

RENTAL

Rental offers over **£8,500 per annum** are invited.

PURCHASE PRICE

Offers are invited for our client's freehold interest.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant being responsible for tax and registration dues 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 incident 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 on 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 joint agents:

J & E Shepherd

22 Miller Road, Ayr, KA7 2AY

T 01292 267987

F 01292 611521

E AyrCommercial@shepherd.co.uk

TSA Property Consultants

50 Darnley Street
Glasgow, G41 2SE

T 0141 237 4324

E info@tsapc.co.uk

Publication date: September 2019

