



- **Landmark local building**
- **46.7sq.m (502sq.ft)**
- **Rental offers over £8,500 pa + VAT**
- **Rare freehold opportunity**
- **Offers over £65,000 + VAT**

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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LOCATION

The subjects are located in Sandgate at its junction with Cathcart Street in a popular secondary retailing location within Ayr town centre. Surrounding shops are occupied by a mix of local and national traders, on-street car parking is available in the area.

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 part of the ground floor of a Grade A Listed townhouse property formed in stone and slate and dating back to around 1600, the building is a well known local landmark and known as Lady Cathcart's House.

The property has a traditional retail frontage with twin timber framed display windows and recessed doorway with good return frontage to Cathcart Street.

The internal accommodation includes a regular shaped sales area, staff/storage area to the rear together with wc compartment including wc and wash hand basin.

FLOOR AREA

The subjects have a net internal area of 46.7sq.m (502sq.ft).

RATING ASSESSMENT

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

RV £8,200

Full rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

RENT

Offers over **£8,500 per annum + VAT** are invited.

PRICE

Offers over **£65,000 + VAT** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

The property is 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.

VIEWING

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

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