

# TO LET

## Office Accommodation

**9 Church Street, Troon, KA10 6AU**



- Town centre location
- Ample free car parking
- Flexible lease terms
- 79.9 sq. m. (860 sq. ft.)
- Offers over £7,500 per annum

### VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

[www.shepherd.co.uk](http://www.shepherd.co.uk)

### LOCATION

Troon is located in the South Ayrshire Council area and has a resident population of around 14,800.

The property is located in Church Street in the heart of the town centre in an established commercial area busy with vehicle and pedestrian traffic at most time of the day.

### THE PROPERTY

The subjects comprise an upper floor set within a two storey terraced property with retail units at ground floor level. The subjects comprise one of two office suites on the first floor of the building.

Access is via a communal staircase from Church Street.

Internal accommodation comprises 3 office rooms together with w.c. and tea prep facilities.

### FLOOR AREA

The approximate net internal floor area is:

79.9 sq. m. (860 sq. ft.)

### RATING ASSESSMENT

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

RV £8,500

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

### LEASE TERMS

The property is available on the basis of a new full repairing and insuring lease of negotiable length.

## RENTAL

Rental offers over **£7,500 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 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 the sole agents:

A 22 Miller Road, Ayr, KA7 2AY

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