

TO LET

High Quality Office Premises



2b Boswell Park, Ayr, KA7 1NP



- Attractive period building
- Fully modernised internally
- 175.0 sq. m. (1,884 sq. ft.)
- Offers over £16,000 per annum
- No rates payable for qualifying occupiers

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

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LOCATION

The subjects are located on the corner of Boswell Park and Sandgate in a prominent town centre location within Ayr. A mixture of retail units together with popular bars and restaurants are located within close proximity whilst the local bus depot is adjacent to the premises.

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

THE PROPERTY

The subjects comprise a first floor office suite within an attractive Category "C" Listed building formed in stone and brick walls with pitched roof including attractive domed bay windows.

The premises comprise the following:

- Open Plan Office
- Staff Restroom/Kitchen
- W.C. Facilities

The suite has recently been upgraded to a high standard and includes sub floor trunking, double glazing and gas fired central heating together with fresh decoration and fitments throughout.

FLOOR AREA

The subjects have a net internal area of 175.0 sq. m. (1,884 sq. ft.).

RATING ASSESSMENT

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

RV £13,100

The subjects will benefit from 100% rates remission to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

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

RENTAL

Rental offers over **£16,000 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 recording dues and tax 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 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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Publication date: August 2018

