

**\*\*RENT  
REDUCED\*\***

- > TOWN CENTRE OFFICES
- > CONVENIENT TOWN CENTRE LOCATION
- > 245.6 SQ. M. (2,644 SQ. FT.)
- > RENTAL OFFERS OVER £15,000 PER ANNUM

**TO LET**

**3 KILLOCH PLACE, AYR, KA7 2EA**

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01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are set within the town of Ayr, the principal settlement in the South Ayrshire Council area with a population of around 46,800.

The building is located on Killoch Place overlooking Burns Statue Square in a prominent town centre location near to Ayr railway station.

## THE PROPERTY

The subjects comprise a second floor office suite within a three storey building with secure entry system.

The accommodation comprises the following:

- > Seven Offices
- > Store
- > Staff Toilets

## RATING ASSESSMENT

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

RV      £20,000

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The subjects are offered on a new full repairing and insuring lease of negotiable length incorporating regular rent reviews.

## RENT

Rental offers in excess of **£15,000 per annum** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with 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.

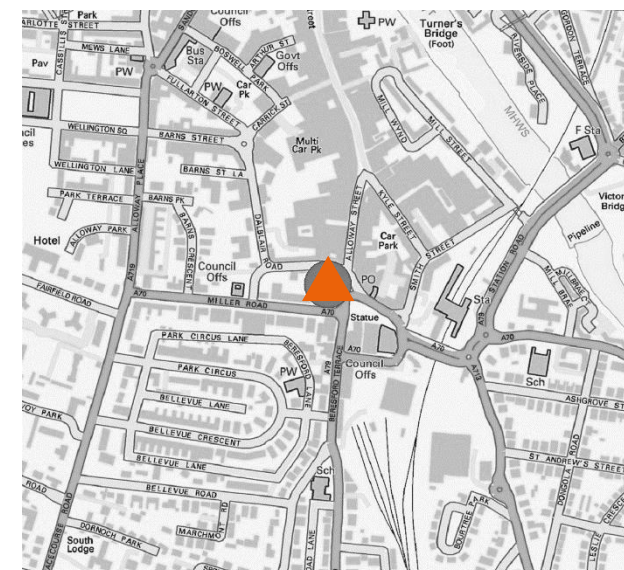
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>245.6</b>	<b>2,644</b>

The above area has been calculated on a net internal area basis.



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

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