

TO LET

OFFICE PREMISES

SHEPHERD
Commercial

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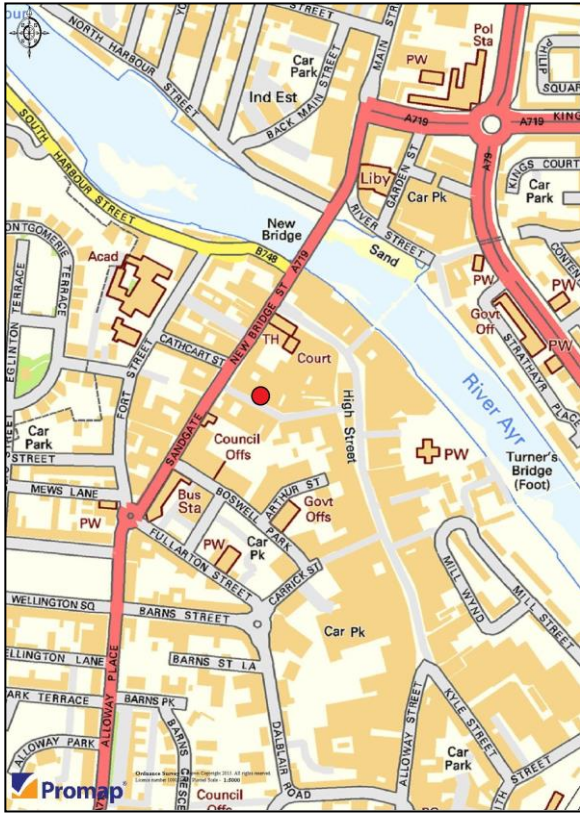
52/56 Newmarket Street, Ayr, KA7 1LR

- Mainly open plan modern office accommodation over 2 floors
- Pedestrianised town centre location
- First floor 305 sq. m. (3,283 sq. ft.), Second Floor 262.5 sq. m. (2,825 sq. ft.)
- Capable of separate let
- Available in conjunction with ground floor retail/office premises

► Location

The subjects are located in Newmarket Street in a popular location within a pedestrianised town centre street offering a mix of predominantly local traders.

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



► The Property

The subjects comprise spacious mainly open plan accommodation over two floors enjoying the benefit of a private security controlled entrance from Newmarket Street.

First floor accommodation comprises an open plan office, four private offices, 2 storage rooms, small kitchen, and 2 w.c.'s.

► Floor Areas

The approximate net internal floor areas are as follows:-

First Floor	305 sq. m.	(3,283 sq. ft.)
Second Floor	262.5 sq. m.	(2,825 sq. ft.)

► Services

Mains water electricity and drainage are laid on.

► Rating Assessment

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

First Floor	NAV/RV	£22,000
Second Floor	NAV/RV	£16,500

Under the Small Business Bonus Scheme 25% rates relief might be available were the second floor to be leased separately.

► Lease Terms

The property is available on a new full repairing and insuring lease for a flexible term.

► Rental

Offers in excess of £19,000 p.a. are sought for the first floor and in excess of £14,000 p.a. for the second floor.

Our clients would consider selling the whole subjects at a price to be agreed.

► Costs

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

► 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.

► Viewing and Further Information

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

J & E Shepherd • Chartered Surveyors
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