

FOR SALE/TO LET

Retail Unit

72/74 Sandgate, Ayr, KA7 1BX



**New
Price**

- Prominent town centre location
- Substantial retail premises
- 285.0 sq. m. (3,069 sq. ft.)
- Offers over £135,000
- Offers over £15,000 per annum to lease

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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F: 01292 611521

www.shepherd.co.uk

LOCATION

The subjects are located in a prominent location on Sandgate closeby its junction with Boswell Park in a prominent secondary town centre location with nearby occupiers including the Co-op, Treehouse and Wetherspoons.

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

THE PROPERTY

The subjects retail premises occupying a two storey and attic mid-terraced property with substantial extensions to the rear.

Internal accommodation comprises the following:

Ground Floor

- Front Sales Area
- Rear Sales Area
- Store Room
- Staff W.C.'s

First Floor

- Office
- Store Room
- Staff Room

Attic

- Two Store Rooms

FLOOR AREA

The approximate net internal floor area is:

Ground Floor	219.46 sq. m.	(2,363 sq. ft.)
First Floor	38.11 sq. m.	(410 sq. ft.)
Attic	27.46 sq. m.	(296 sq. ft.)
Total	285.03 sq. m.	(3,069 sq. ft.)

RATING ASSESSMENT

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

RV £17,900

Qualifying occupiers will benefit from 25% rates remission under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE

The subject are available on a new full repairing and insuring lease of negotiable length.

Offers over **£15,000 per annum** are invited.

PURCHASE

Offers over **£135,000** are invited.

COSTS

Each party will be responsible for their own legal costs, in the case of a lease the incoming tenant will be responsible for tax and recording 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 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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