



**New
Rent**



- Highly visible prominent town centre location
- Traditional double fronted retail premises
- Net internal floor area 58.3 sq. m. (629 sq. ft.)
- Extensive basement storage
- Offers over £6,000 p.a.

VIEWING & FURTHER INFORMATION:

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LOCATION

Ayr is located on the Clyde Coast around 40 miles south-west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000.

Ayr is the main shopping and administrative centre for the area and in addition, it is a traditional Clyde Coast holiday resort. Consequently, the town benefits from a wide range of services and facilities.

The property occupies a prominent location on New Bridge Street which carries a high traffic volume into Ayr town centre from the north.

THE PROPERTY

The subjects comprise a corner double fronted ground floor retail unit with basement within a 3 storey attic and basement corner property formed in stone and slate.

The unit enjoys a highly prominent corner location. Internal accommodation comprises the following:

- Sales Area
- Rear Staff Kitchen
- W.C.

The property also benefits from an extensive basement with its own separate access via the neighbouring pend.

FLOOR AREA

The approximate net internal floor area is as follows:-

Ground Floor	32.9 sq. m.	(355 sq. ft.)
Basement	25.4 sq. m.	(273 sq. ft.)
TOTAL	58.3 sq. m.	(629 sq. ft.)

RATING ASSESSMENT

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

RV £4,550

Under current legislation the property qualifies for full rates remission under the Small Business Bonus Scheme to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

Offers in excess of **£6,000 p.a.**

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with tenant responsible for tax and registration dues in the normal fashion.

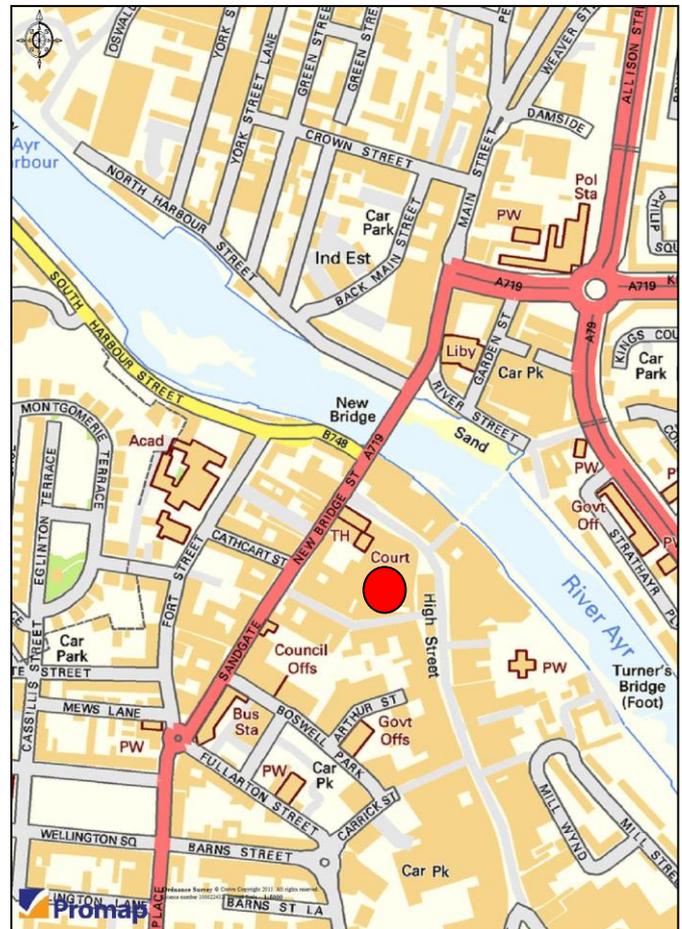
VALUE ADDED TAX

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 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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