



TO LET

MODERN OFFICE PREMISES

PROMINENT TOWN CENTRE LOCATION

WELL APPOINTED OFFICE IN AN UPGRADED BUILDING

FLEXIBLE LEASE TERMS

59.8 SQ. M. (644 SQ. FT.)

OFFERS OVER £6,000 P.A.



WHAT 3 WORDS

8B PARKHOUSE STREET, AYR, KA7 2HH

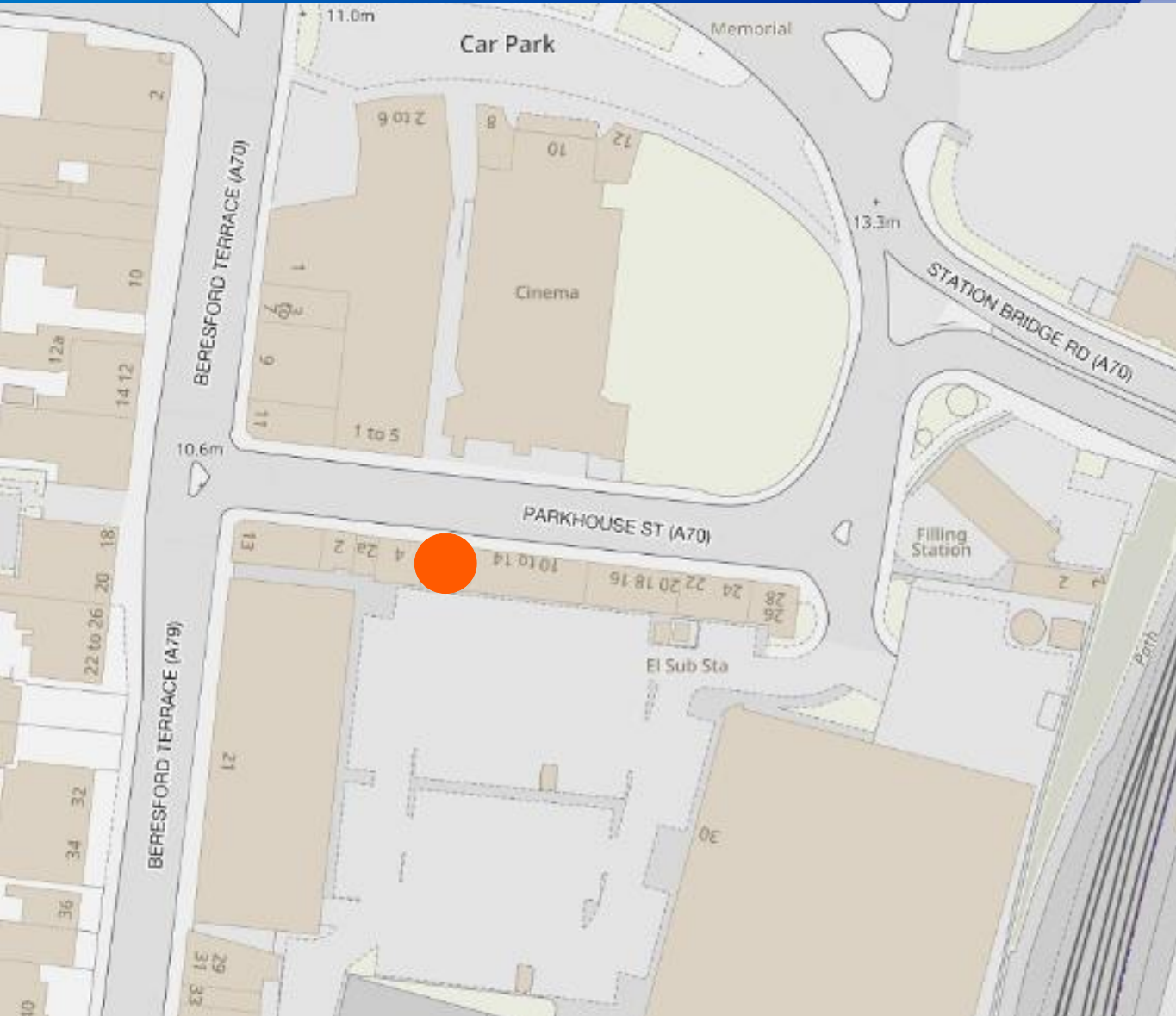
CONTACT: Arlene Wallace | kevin.bell@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

8B PARKHOUSE STREET, AYR



The subjects are located in Ayr's preferred estate agent location on Parkhouse Street, a busy thoroughfare which carries a high traffic volume at most times of day.

Nearby occupiers include Slater Hogg, Allen & Harris and Corum amongst others.

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



FIND ON GOOGLE MAPS



Description

8B PARKHOUSE STREET, AYR



The subjects comprise a mid terrace upper floor office unit forming part of an office and retail complex. The subjects are accessed via a communal entrance at ground level.

Internal accommodation comprises:

- > Four Offices
- > Store
- > Staff W.C.
- > Car Parking

Accommodation

	m ²	ft ²
TOTAL	59.8	644

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rent

Rental offers over **£6,000 per annum** are invited

Lease Terms

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

Rateable Value

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

RV £5,600

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC is available upon request.

VAT

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.

Legal 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.

Get in Touch

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



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Shepherd Chartered Surveyors

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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 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.

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