



**TO LET**

## Showroom Premises

Convenient town centre location

Upper floor space

Suited to a variety of uses

82.13 sq. m. (884 sq. ft.)

Offers over £650 per calendar month

No rates payable



WHAT 3 WORDS

**10 ALLOWAY STREET, AYR, KA7 1SH**

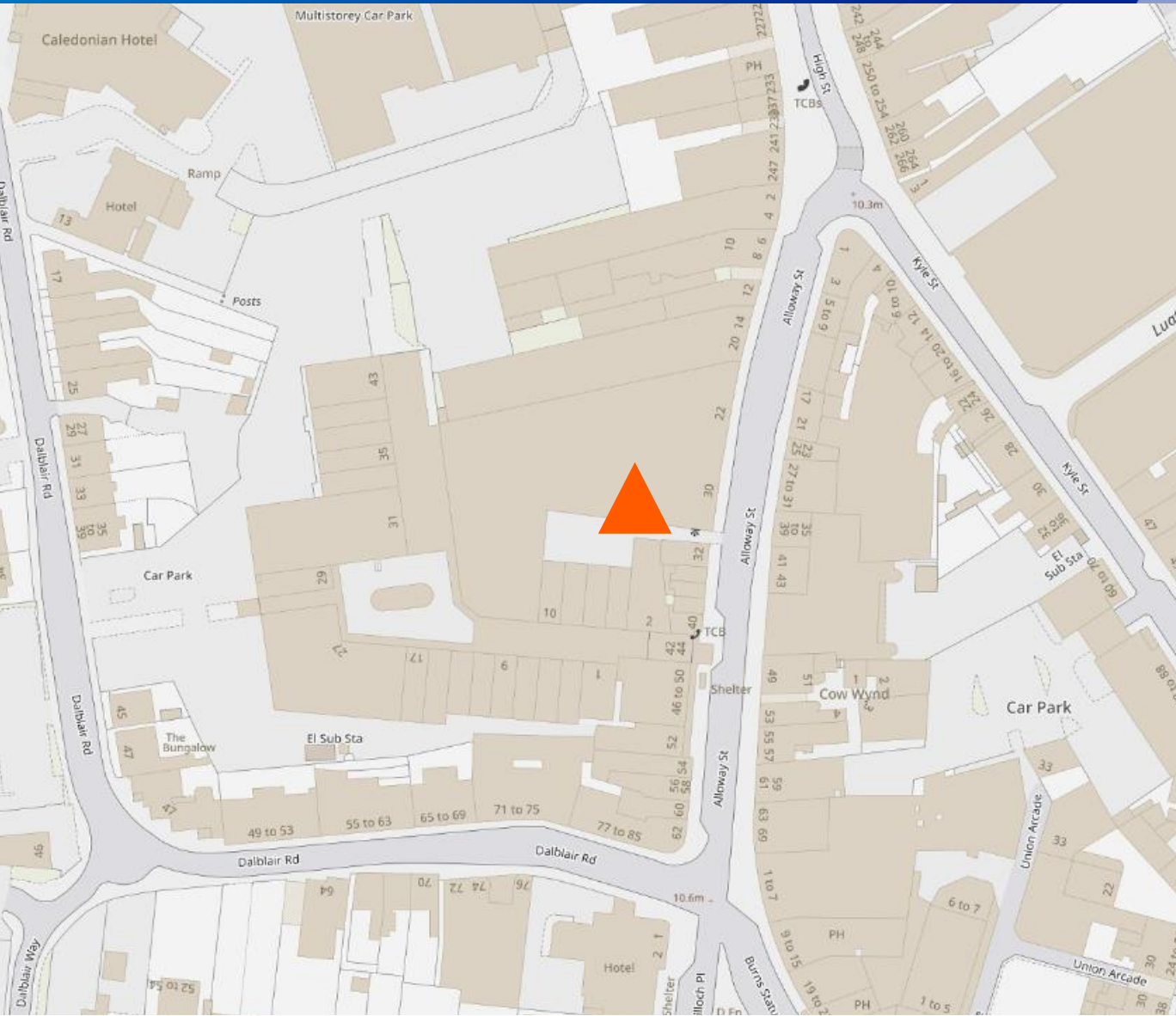
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# Location

10 ALLOWAY STREET, AYR



Ayr is the main settlement within the South Ayrshire Council area having a resident population of around 46,800.

The subjects are located on Alloway Street at its junction with High Street in the heart of Ayr town centre with nearby occupiers including William Hill, The Original Factory Shop and Hays Travel.



FIND ON GOOGLE MAPS



# Description

10 ALLOWAY STREET, AYR



**The subjects comprise a first floor premises forming part of a larger unit accessed off a pend shared with other occupiers including Glendale Carpets and Helen's Restaurant.**

The unit is currently a showroom although is considered suitable for a variety of uses including office or studio/gym subject to planning.

Interested parties are required to make their own enquiries with South Ayrshire Council in this respect.

	m <sup>2</sup>	ft <sup>2</sup>
	82.13	884

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



## Rental

Rental offers over **£7,800 per annum** are invited - **£650 per calendar month**.

## 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 £6,000

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

## Energy Performance Certificate

A copy of the EPC will be 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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## 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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