

TO LET

MODERN OFFICE

PROMINENT TOWN CENTRE
LOCATION

WELL APPOINTED OFFICE IN
UPGRADED BUILDING

37.6 SQ. M. (405 SQ. FT.)

NO RATES PAYABLE

£6,000 PER ANNUM



WHAT 3 WORDS

10 PARKHOUSE STREET, AYR, KA7 2HH

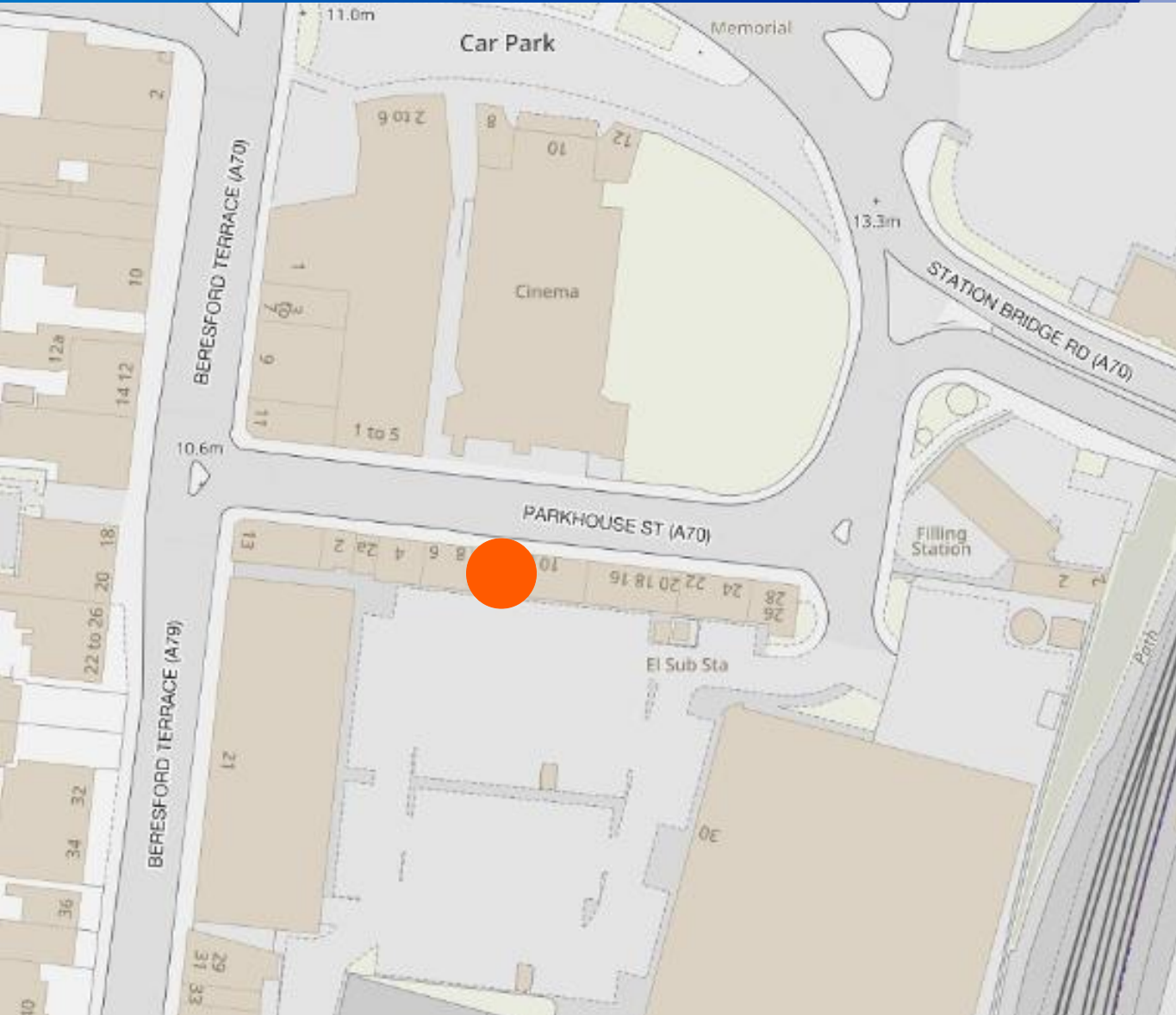
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Location and Description

10 PARKHOUSE STREET, AYR



Location

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.

The Property

The subjects comprise an office suite occupying the upper floor of a prominent two storey mid-terraced building with modern glazed frontage. Internally the subjects are well appointed throughout with gas central heating.

Internal accommodation comprises:

- > General Office
- > Private Office
- > Kitchen
- > Staff W.C.

Accommodation

	m ²	ft ²
Total	37.6	405

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

Description



FIND ON GOOGLE MAPS



Rent

Offers over **£6,000 + VAT per annum** are invited.

Lease Terms

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

Rateable Value

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

£3,450

The property will benefit from 100% rates remission for 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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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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