



TO LET

**LOW COST
RETAIL/OFFICE UNIT**

**BUSY TOWN CENTRE
LOCATION**

**SUITED TO OFFICE OR RETAIL
USE**

36.0 SQ. M. (387 SQ. FT.)

**100% RATES RELIEF SUBJECT
TO STATUS**

**RENT £175 PLUS VAT PER
WEEK**



WHAT 3 WORDS

12 PARKHOUSE STREET, AYR, KA7 2HH

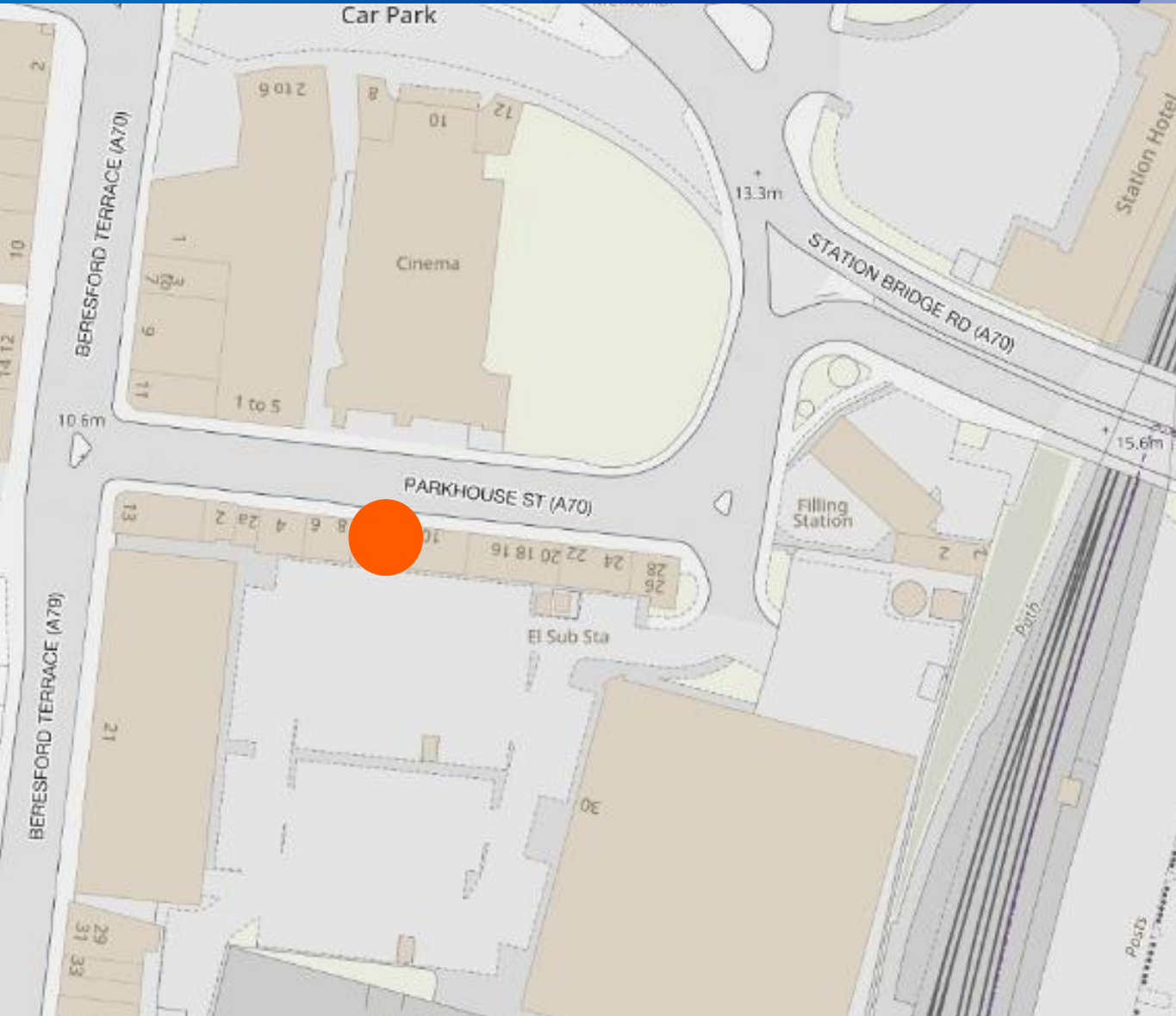
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

12 PARKHOUSE STREET, AYR



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, is a traditional Clyde Coast holiday resort. Consequently, the town benefits from a wide range of services and facilities.

Specifically the subjects are located on Parkhouse Street, a popular secondary retailing area adjacent to Burns Statue Square. Nearby occupiers include Allen & Harris and Slater Hogg & Howson.

Parkhouse Street is a busy one-way street carrying a high traffic volume at most times of the day.



FIND ON GOOGLE MAPS



Description

12 PARKHOUSE STREET, AYR



The subjects comprise a ground floor commercial premises suited to retail or office use forming part of a two storey terrace of similar.

Internal accommodation comprises the following:

- Open Plan Retail/Office Space
- Tea Prep Area
- W.C.

	m ²	ft ²
Total	36.0	387

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



Rental

Offers over **£9,100 + VAT per annum** are invited.

Lease Terms

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

The property is elected for VAT. The tenant will be responsible for fees and costs involved in the management and repair of the subjects and common parts.

Rateable Value

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

RV £7,700

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

The property is elected for VAT.

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:



Arlene Wallace
a.wallace@shepherd.co.uk



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2



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.

shepherd.co.uk