

# TO LET

## Serviced Office Space

Fully modernised to a high standard

Prime town centre office location

Inclusive rent

Suite 1 – 18.15 sq. m. (195 sq. ft.)

Offers over £5,000 p.a. plus VAT

No rates payable subject to status



WHAT 3 WORDS

**6 MILLER ROAD, AYR KA7 2AY**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 07720 466050 | [shepherd.co.uk](http://shepherd.co.uk)

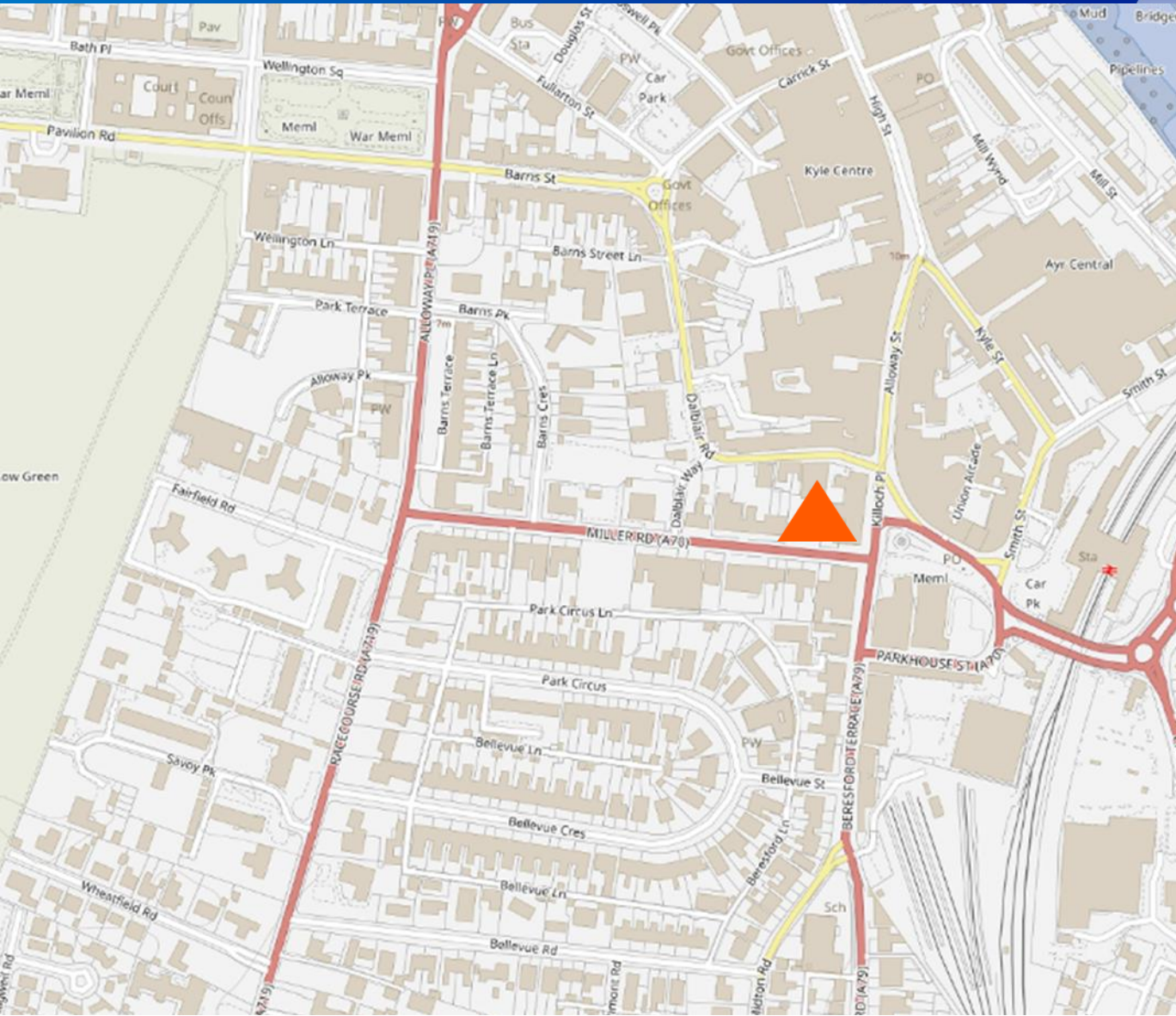






# Location

6 MILLER ROAD, AYR



The subjects are located in a prominent edge of town centre location at the junction of Miller Road and Killoch Place.

The area is one of established commercial use including office, retail and licensed trade.

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

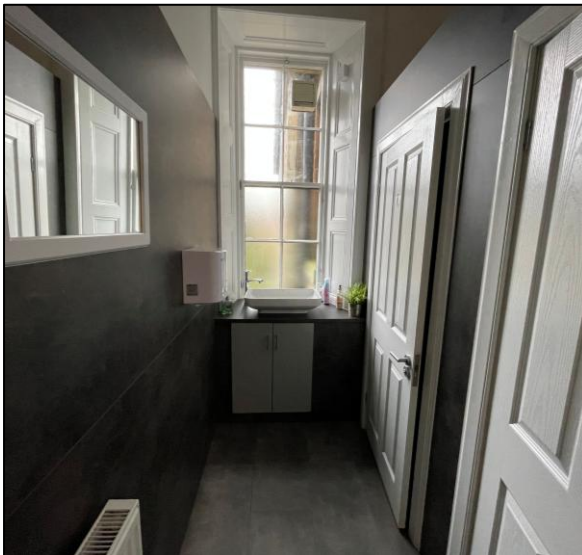


FIND ON GOOGLE MAPS



# Description

6 MILLER ROAD, AYR



The subjects comprise an attractive and fully upgraded Category B listed townhouse building formed in stone and slate.

The building has been sub divided into suites of serviced office space with one room currently available at first floor level.

Services included within the rent are as follows;

- Common Repairs
- Building Insurance
- Electricity Costs
- Central Heating Costs

We would also point out that there will be no rates payable to qualifying occupiers under the Small Business Bonus Scheme.

	m <sup>2</sup>	ft <sup>2</sup>
<b>Suite 1</b>	18.15	195
<b>Total</b>	<b>18.15</b>	<b>195</b>

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

Suite 1 Offers Over **£5,000 per annum** plus VAT.

## Lease Terms

The offices are available on a new lease agreement of negotiable length.

## Rateable Value

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

Suite 1 £2,850

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. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE OCTOBER 2025

## Get in Touch

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



**Kevin N Bell BSc MRICS**  
[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto:a.wallace@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.

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