

TO LET

Modern Retail Unit

94.0 sq. m. (1,012 sq. ft.)

Prominent roadside location

Shared car parking to front

100% rates remission available
to qualifying occupiers

Rent £8,000 per annum



WHAT 3 WORDS

81 GLENDOUNE STREET, GIRVAN, KA26 0AA

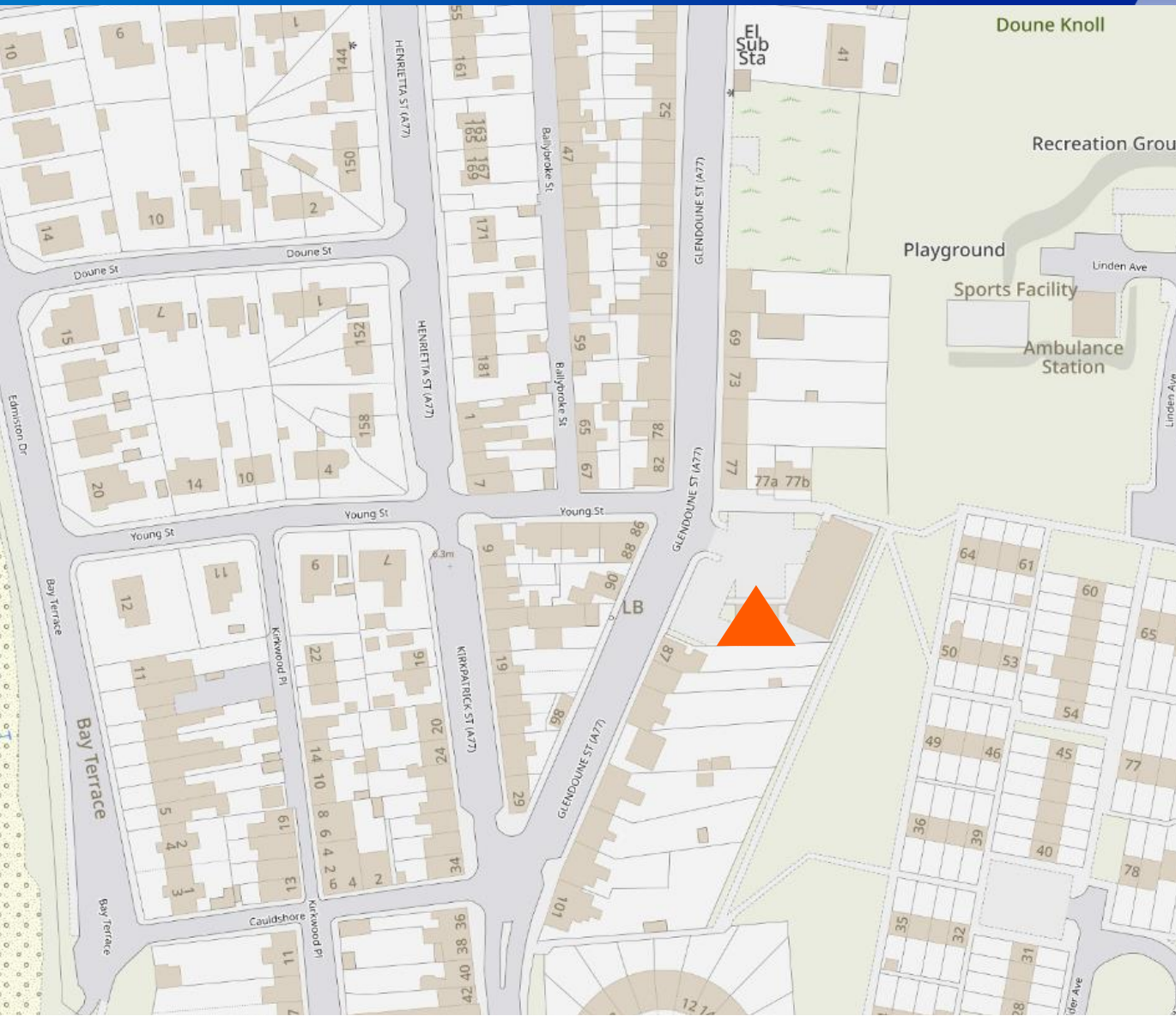
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Location

81 GLENDOUNE STREET, GIRVAN



The subjects are set within the town of Girvan which has a population of around 7,000 and lies on the Clyde Coast around 20 miles south of Ayr in the South Ayrshire Council area.

Girvan is located on the A77 Stranraer – Ayr trunk route and consequently the town enjoys a steady through traffic in addition it is the main shopping area for surrounding hinterland, Ayr however is the principal shopping and administrative centre for the South Ayrshire Council area as a whole.

The property occupies a prominent location on the east side of Glendoune Street in an area of predominantly residential use and forms part of a small retail development with the adjacent shop comprising a large convenience store.



FIND ON GOOGLE MAPS



Description

81 GLENDOUNE STREET, GIRVAN



The subjects comprise a detached modern retail unit of brick construction with roughcast and paint finish surmounted by a mono pitch roof.

Internal accommodation comprises the following:

- Open plan sales area
- Two W.C.'s

The property also benefits from off street car parking shared with the adjacent convenience store.

	m ²	ft ²
	94.0	1,012

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 **£8,000 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 £3,500

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 incidence 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.



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 APRIL 2025

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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