

OFFICE & STORES

- > UPPER FLOOR OFFICE AND STORE
- > CONVENIENT LOCATION CLOSE TO NORTH HARBOUR INDUSTRIAL AREA
- > APPROX. 91.9 SQ. M. (990 SQ. FT.)
- > OFFERS OVER £3,500 PER ANNUM



TO LET

20 PEEBLES STREET, AYR, KA8 8DS

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk | David Houston BSc (Hons) MRICS david.houston@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk | 01292 267987 www.shepherd.co.uk



LOCATION

The unit enjoys the benefit of a convenient, central commercial location close to Main Street and the North Harbour industrial area. Immediately adjacent to Halfords Autocentre, the subjects are located above a car wash.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800 and catchment population of 100,000.

THE PROPERTY

The subjects comprise an upper floor office and store offering low-cost accommodation on flexible lease terms.

The accommodation incorporates an exclusive ground floor entrance hallway with ladies' and gents' toilet facilities. First floor comprises a series of rooms for use as offices/stores/workshop

RATING ASSESSMENT

A separate entry will be required to be made in the Valuation Roll. We estimate that the rateable value will be circa £2,500.

100% rates relief may be available via the Small Business Bonus Scheme to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The subjects are available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers over **£3,500** per annum are invited.

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.

VALUE ADDED TAX

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.

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.

ACCOMMODATION	SqM	SqFt
TOTAL	91.9	990

The above area has been calculated on a net internal basis.



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

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

Kevin N Bell kevin.bell@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk | David Houston david.houston@shepherd.co.uk

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **UPDATED FEBRUARY 2024**

