

RETAIL

- > PROMINENT TOWN CENTRE LOCATION
- > RETAIL PREMISES
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 67.0 SQ. M. (721 SQ. FT)
- > OFFERS OVER £6,000 P.A.

DALRY POST OFFICE

TO LET

3 TOWNEND STREET, DALRY, KA24 4AA

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 Telereal
Trillium
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SHEPHERD
COMMERCIAL

LOCATION

Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737.

Dalry has a resident population of around 5,400 persons.

The subjects are located in a prominent town centre location on Townend close to its junction with New Street. Nearby occupiers include the Co-op, Irvines bakers and Royal Mail sorting office which adjoins the subject premises.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.

THE PROPERTY

The subjects comprise a former Post Office, occupying part of an attractive single storey traditional building formed in stone and slate.

Internal accommodation comprises the following:

- > Retail/Office
- > Storage
- > W.C. Facilities

RATING ASSESSMENT

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

NAV/RV £5,400

The property benefits from 100% rates remission under the Small Business Bonus Scheme for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

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

RENT

Rental offers over **£6,000 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.

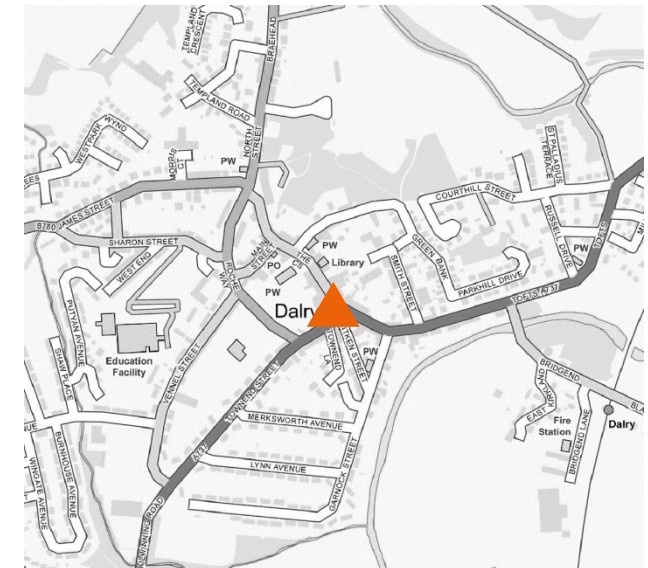
ANTI MONEY LAUNDERING REGULATIONS

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.

3 TOWNEND STREET, DALRY

ACCOMMODATION	SqM	SqFt
TOTAL	67.0	721

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



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

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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. **MARCH 2020**

