TO LET/
FOR SALE

Prominent Retail Unit

- Popular pedestrianised street
- Potential for 100% rates relief
- 57.10 Sq M (615 Sq Ft)
- Landlord undertaking repair works
- Offers over £8,500 per annum
- Offers over £70,000

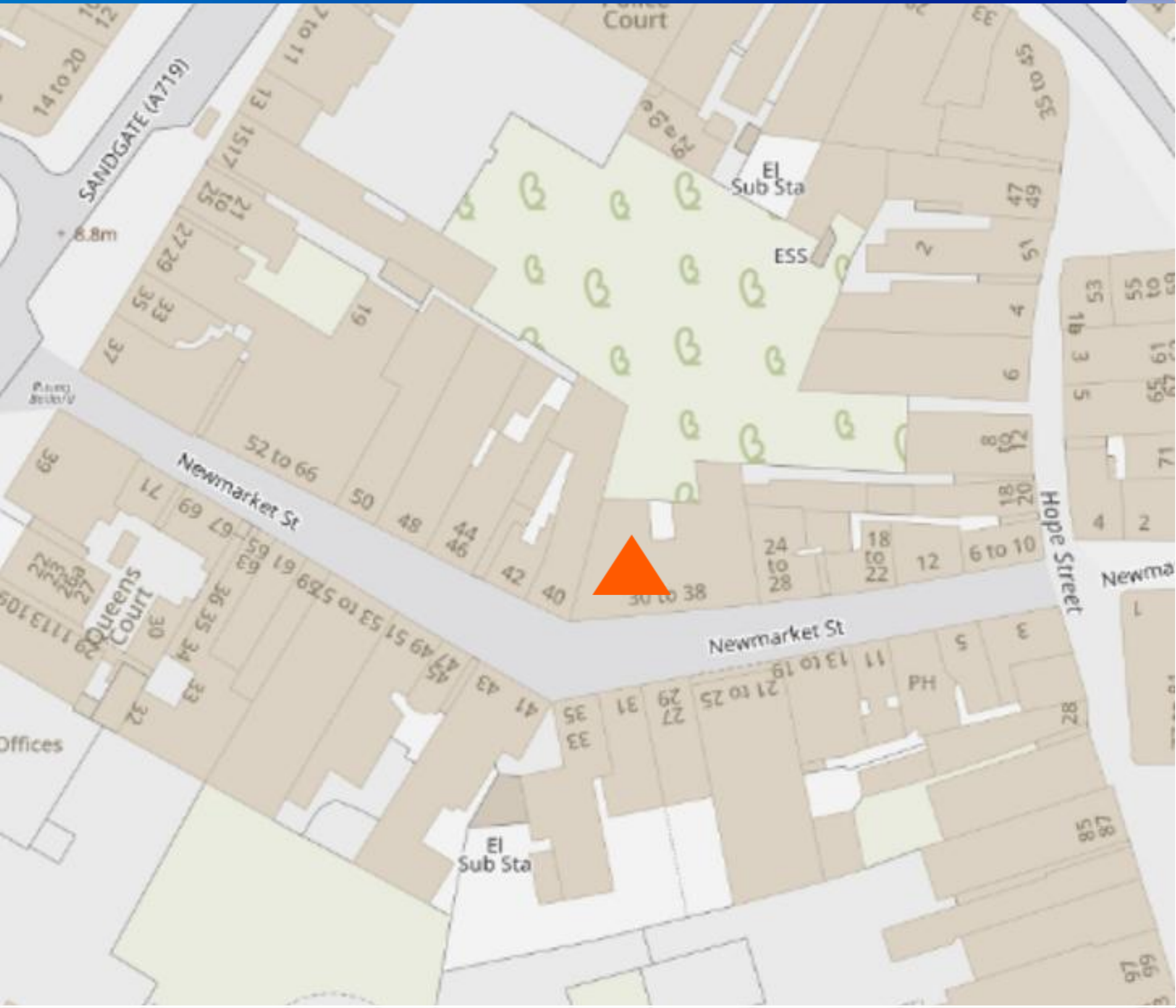
VIRTUAL TOUR | WHAT 3 WORDS

38 NEWMARKET STREET, AYR, KA7 1LP

CONTACT: Daniel Bryson BSc (Hons) d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk

SHEPHERD COMMERCIAL

Location



FIND ON GOOGLE MAPS

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

The property is situated on Newmarket Street, a popular local retailing location with surrounding occupiers including a strong mix of local traders including HMC, Café Le Monde and The Good Travel Company.

There is public car parking available throughout the surrounding locale.

Description

The subjects comprise a double windowed retail shop occupying the ground floor of a two storey property formed in stone and slate.

Internally, the property comprises the following;

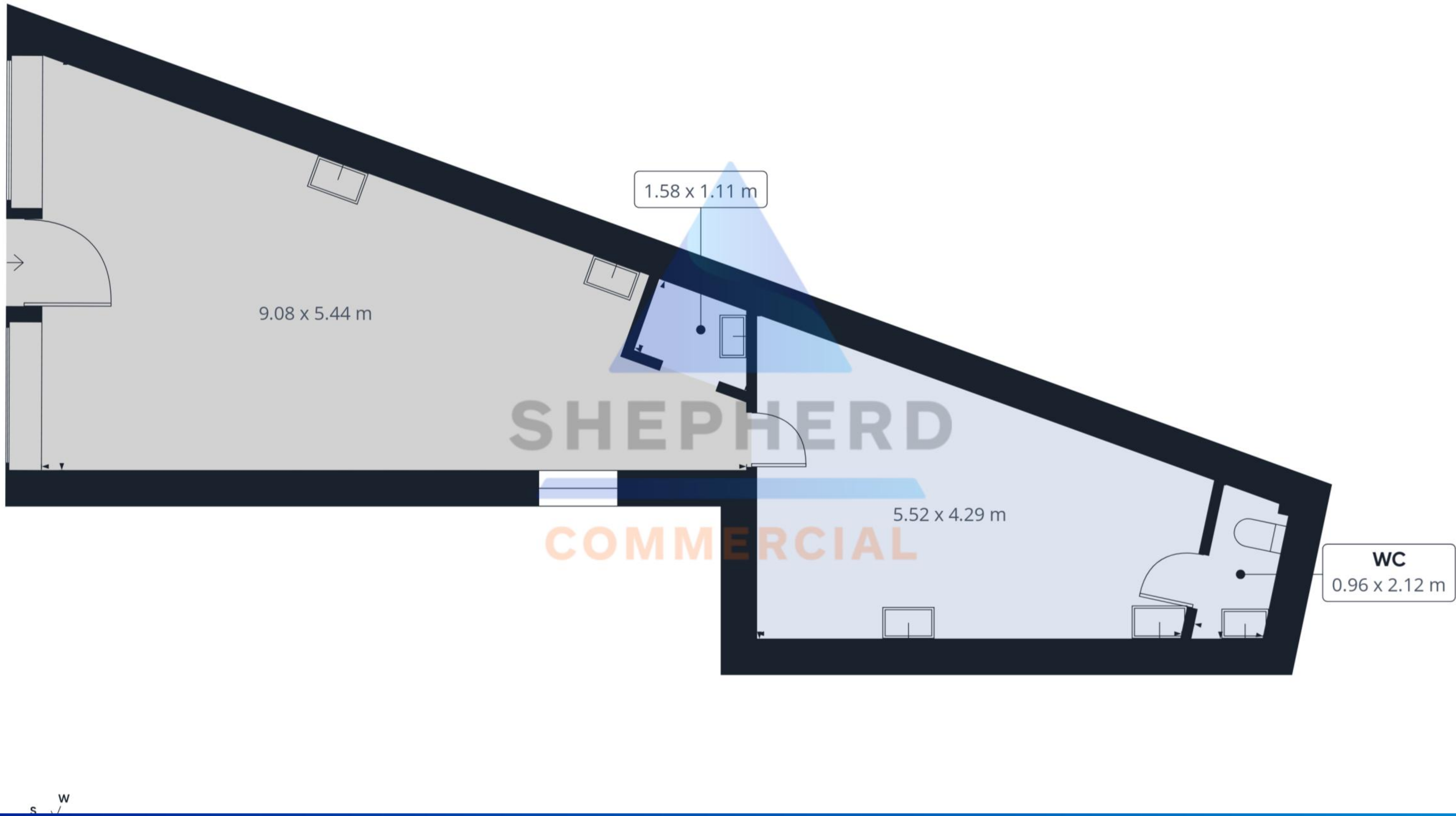
-Sales Area

-Rear Retail/Store

-WC

	m^2	ft^2
Ground	57.20	615

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).


1.58 x 1.11 m
9.08 x 5.44 m
5.52 x 4.29 m
WC
0.96 x 2.12 m
SHEPHERD
COMMERCIAL
S
W

The Detail

Rental

Offers over £8,500 per annum.

Lease Terms

Full Repairing & Insuring.

Price

Offers over £70,000.

Planning

We assume the property benefits from Class 1A permission within the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The subjects form part of a Category C Listed Building and are located within the Ayr Central Conservation Area.

Rateable Value

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

RV - £8,300

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

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 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:

Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk

Arlene Wallace
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Shepherd Chartered Surveyors
Cumbrae House, 15a Skye Road,
Prestwick, KA9 2TA
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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