

## OFFICE INVESTMENT

- > PART LET – INCOME  
£12,750 P.A.
- > POTENTIAL INCOME  
APPROX. £28,000 P.A.
- > INCLUDES PRIVATE CAR  
PARK
- > 273.6 SQ. M. (2,945 SQ. FT.)
- > OFFERS OVER £225,000

FOR SALE

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

**CONTACT:** Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) | David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

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.

## THE PROPERTY

The subjects comprise the upper two floors of a substantial three storey property formed in stone and brick with pitched roof clad in slate and including three car parking spaces within a shared car park to the rear.

The subjects comprise the first and second floors of the building with access provided via an elevator and staircase.

The accommodation comprises the following:

### First Floor

- > General Office
- > Three Private Offices
- > Store Room
- > Tea Prep Area
- > W.C. Facilities

### Second Floor (Suite 1)

- > General Office
- > Two Private Offices

### Second Floor (Suite 2)

- > Single Office Room

The second floor offices have shared tea prep and w.c. facilities.

## RATING ASSESSMENT

The Rateable Values are as undernoted.

First Floor RV £16,000

Second Floor (Suite 1) RV £11,700

Second Floor (Suite 2) RV £1,950

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

Details of the current leases are as follows:

### First Floor

Currently vacant, , recently let at £15,000 p.a.

### Second Floor – (Suite 1)

Let for a period of 5 years from March 2017 the current passing rental is £9,750 per annum.

### Second Floor (Suite 2)

Let from May 2018 on a short term licence at a rental of £3,000 per annum.

The total potential income is therefore around £28,000 p.a.

2 MILLER ROAD, AYR

ACCOMMODATION	SqM	SqFt
First Floor	151.8	1,634
Second Floor – Suite 1	103.7	1,116
Second Floor – Suite 2	18.1	195
<b>TOTAL</b>	<b>273.6</b>	<b>2,945</b>

The above areas have 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

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## INVESTMENT CONSIDERATIONS

- > Prominent town centre office
- > Two suites let producing £12,750 p.a.
- > Potential income around £28,000 p.a.
- > Competitive asking price – approx. £76.00 per sq. ft. capital

## ASKING PRICE

Offers Over **£225,000** 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 26<sup>th</sup> 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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