TO LET/ MAY SELL

Retail Premises

Prominent corner setting in pedestrianised town centre location

100% rates remission available

48.47 sq. m. (522 sq. ft.)

Offers over £6,000 per annum

Purchase Price Offers over £50,000

VIRTUAL TOUR

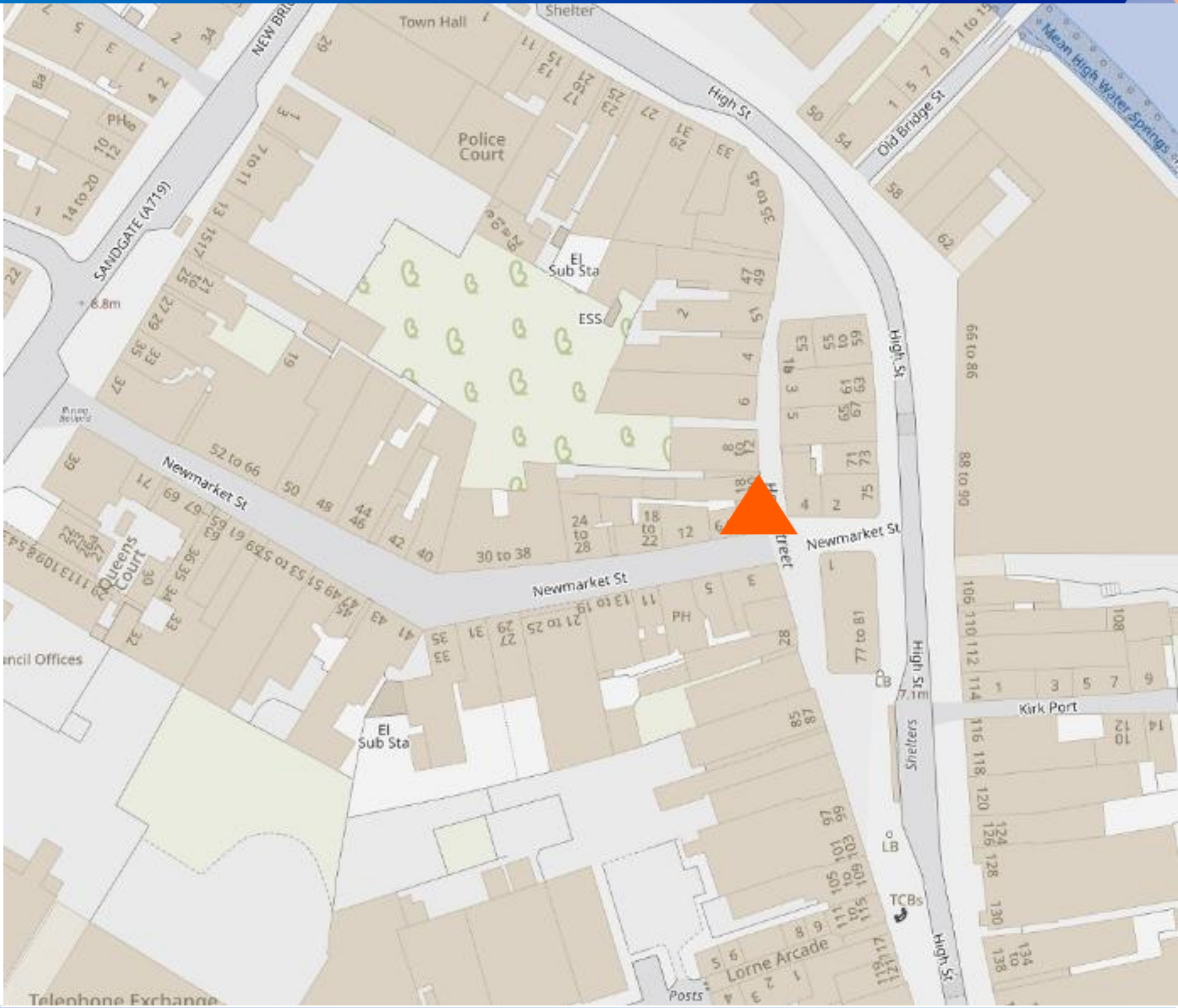
WHAT 3 WORDS

6-8 NEWMARKET STREET, AYR, KA7 1LP

CONTACT: Arlene Wallace a.wallace@shepherd.co.uk | 07717 894528 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location



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

The premises are located on Newmarket Street at its junction with Hope Street within the heart of Ayr town centre. Newmarket Street has an interesting mix of mainly local operators and is one of Ayr's more popular pedestrianised thoroughfares.

FIND ON GOOGLE MAPS

Description

The subjects comprise the ground floor and basement of a traditional three storey and basement building formed in stone, beneath a pitched roof clad in slate.

The premises offer retail and storage accommodation suited to a wide range of occupiers.

Internal accommodation comprises the following:

Ground Floor

- Sales
- Staff w.c.

Basement

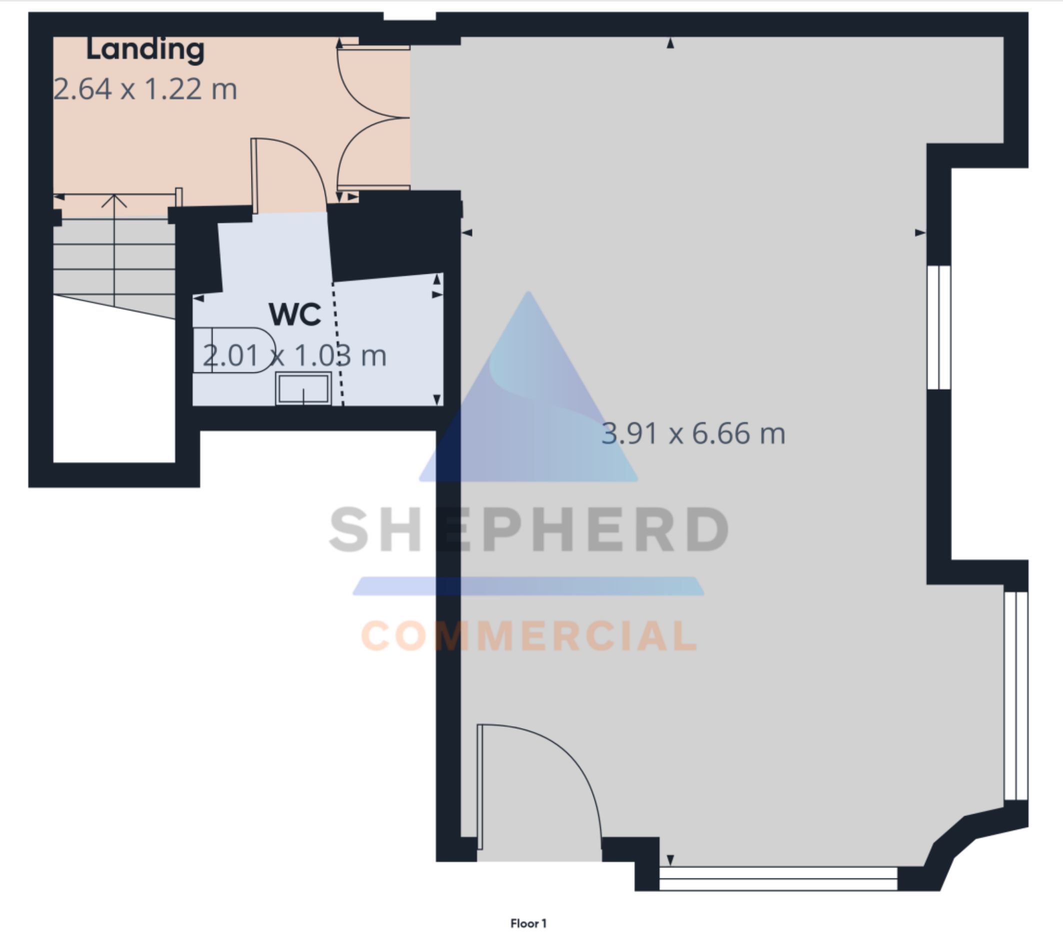
- Storage

	m^2	ft^2
Ground Floor	28.39	306
Basement	20.08	216
Total	**48.47**	**522**

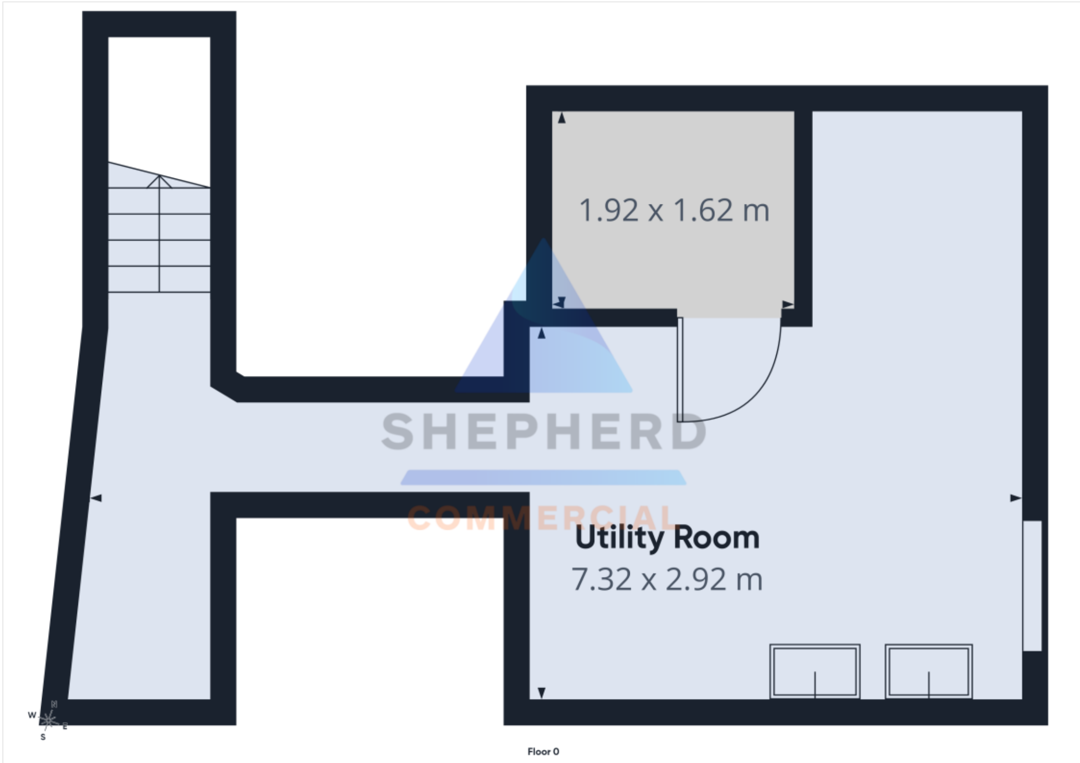
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

6-8 NEWMARKET STREET, AYR



Ground Floor



Basement

The Detail

Rental

Offers over **£6,000 per annum** are invited.

Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

Price

Offers over **£50,000** are invited.

Rateable Value

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

RV £4,800

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 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. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

Get in Touch

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

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a.wallace@shepherd.co.uk

Kevin N Bell BSc MRICS
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Shepherd Chartered Surveyors
Cumbrae House, 15a Skye Road,
Prestwick, KA9 2TA
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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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