



**TO LET**

## Refurbished Retail Unit

Modern internal fit-out

Potential for 100% rates relief

Plentiful on-street car parking

105.68 Sq. M. (1,137 Sq. Ft.)

Offers over £9,000 per annum



VIRTUAL TOUR



WHAT 3 WORDS

**39 ROWANSIDE TERRACE, ARDROSSAN, KA22 7LN**

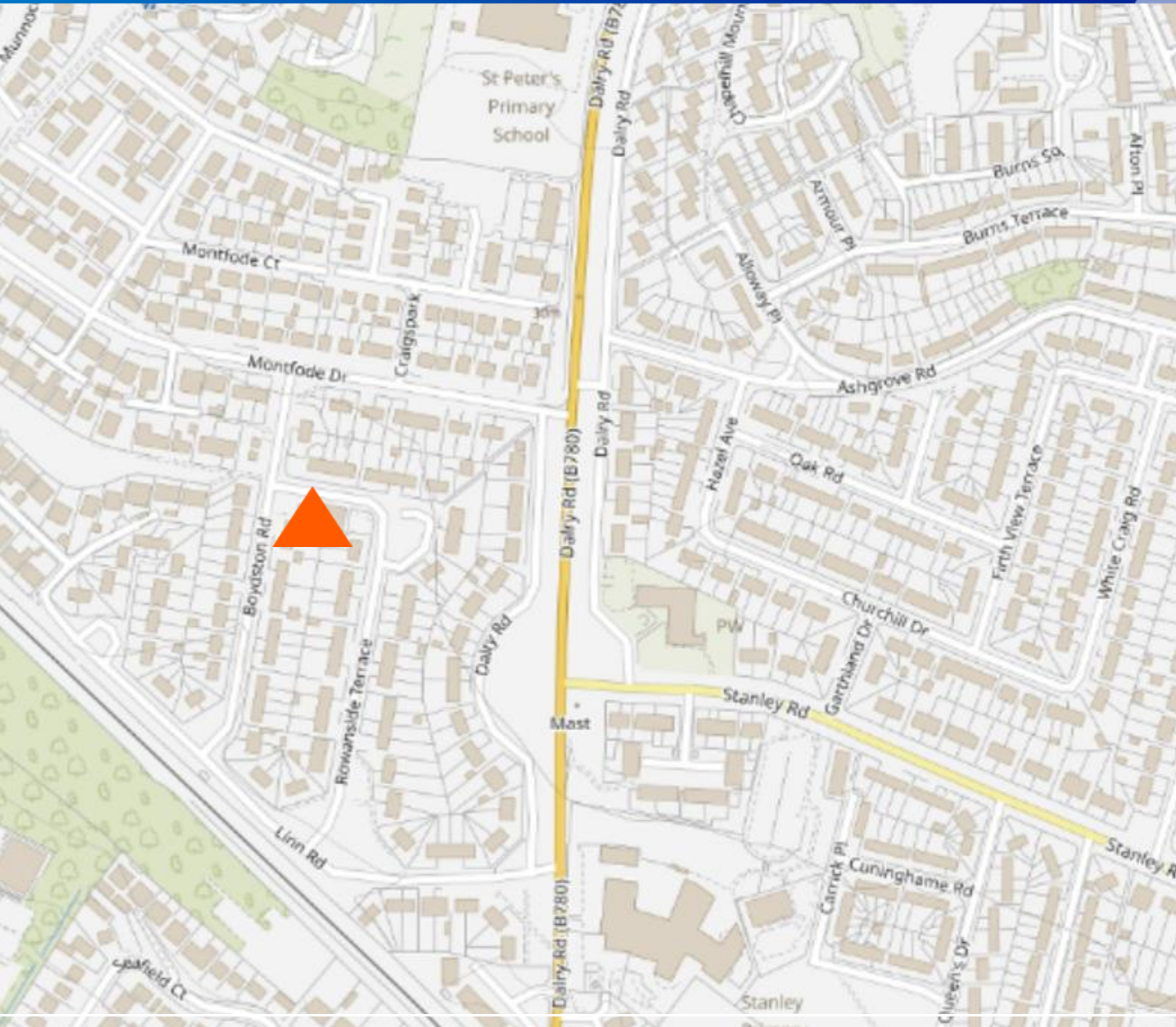
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# Location

39 ROWANSIDE TERRACE, ARDROSSAN



The subjects are located on the south side of Rowanside Terrace in the north west of Ardrossan within an established residential area. Ardrossan has a resident population of around 11,000 and forms part of the “Three Towns” conurbation, to also include Saltcoats and Stevenston, which lies in the North Ayrshire Council area around 10 miles northwest of Irvine.

The property benefits from plentiful on-street parking. Surrounding occupiers are predominantly residential in nature with commercial occupiers including Lucky House.



FIND ON GOOGLE MAPS



# Description

39 ROWANSIDE TERRACE, ARDROSSAN



The subjects comprise the ground floor double fronted retail unit within a two-storey building with residential accommodation above formed in brick and surmounted by a pitched roof clad in clay tile.

Internal accommodation comprise the following:

- > Main sales area
- > Rear sales/storage
- > Staff accommodation
- > W/C

	m <sup>2</sup>	ft <sup>2</sup>
	105.68	1,137

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).





## Rental

Offers over **£9,000 per annum**

## Lease Terms

The subjects are available on a Full Repairing and Insuring Lease of negotiable length.

## Planning

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

The property does not form part of a Listed building and is not situated within a conservation area.

## Rateable Value

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

RV £7,200

The property benefits from potential of 100% rates relief 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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## 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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