

TO LET

LICENSED PREMISES

Prominent town centre location

Modern building

267.90 sq. m. (2,884 sq. ft.)

Rent upon Application



WHAT 3 WORDS

7 BOSWELL PARK, AYR, KA7 1NP

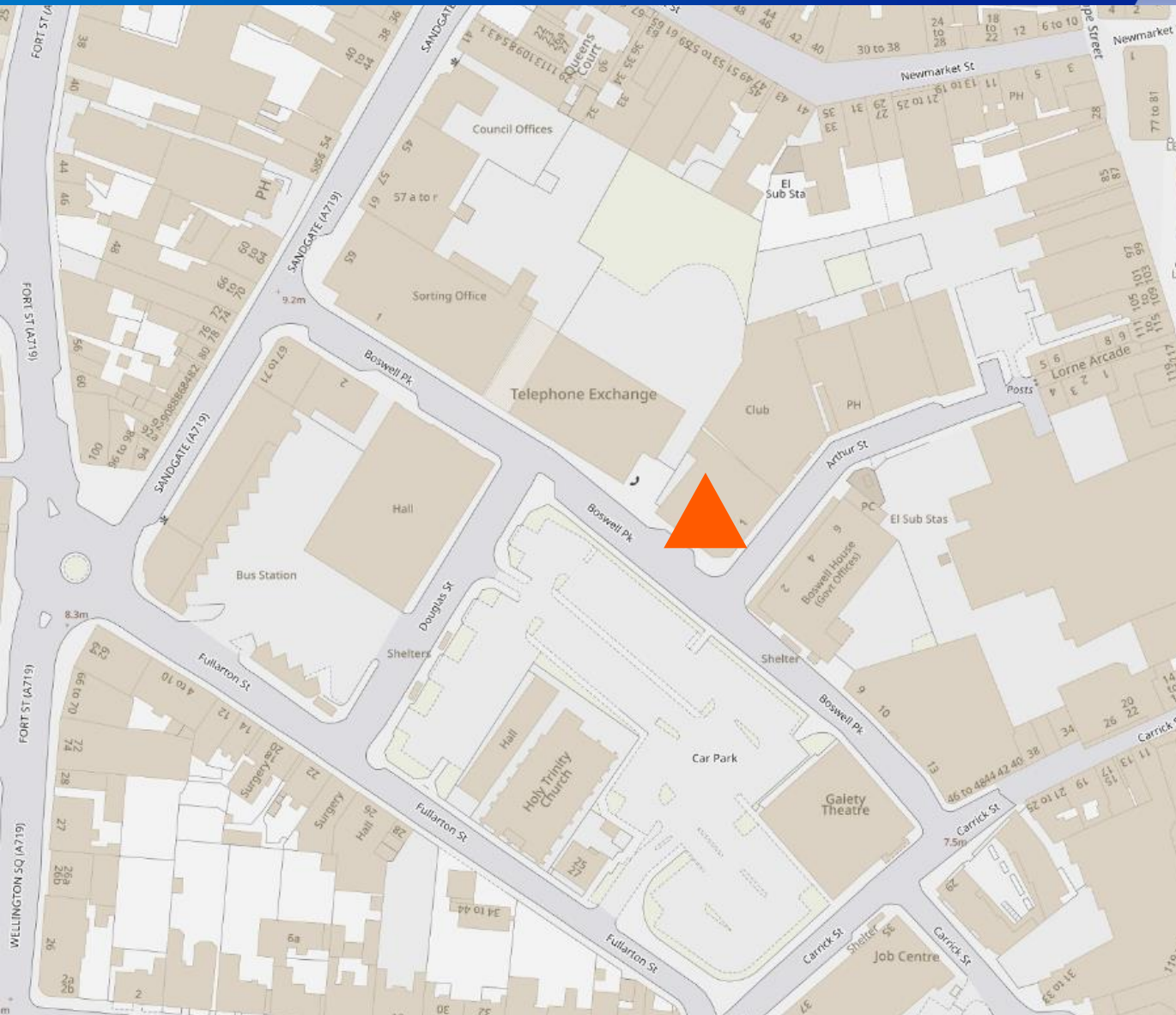
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Location

7 BOSWELL PARK, AYR



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

The subjects are located on Boswell Park approximately 200 metres from High Street set amongst a variety of licenced, leisure and retail users including The Treehouse, Vinyl Nightclub and Spar. A large car park lies opposite the property.



FIND ON GOOGLE MAPS



Description

7 BOSWELL PARK, AYR



The subjects comprise a licensed premises occupying the ground floor of a two storey building formed in brick and block and surmounted by a pitched tiled roof.

Internal accommodation comprises the following:

- Bar Area/Restaurant
- Kitchen
- Cellarage
- Office
- Store Rooms
- Customer W.C.'s

The property will be let part fitted although the landlord will offer no warranty in terms of the equipment included.

	m ²	ft ²
	267.90	2,884

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

Rent upon Application

Lease Terms

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

Rateable Value

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

RV £45,900

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 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:



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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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