

TO LET

First Floor Office

Includes private car parking spaces

Elevator access

151.8 sq. m. (1,634 sq. ft.)

Offers over £15,000 p.a.



VIDEO TOUR



WHAT 3 WORDS

2 MILLER ROAD, AYR, KA7 2AY

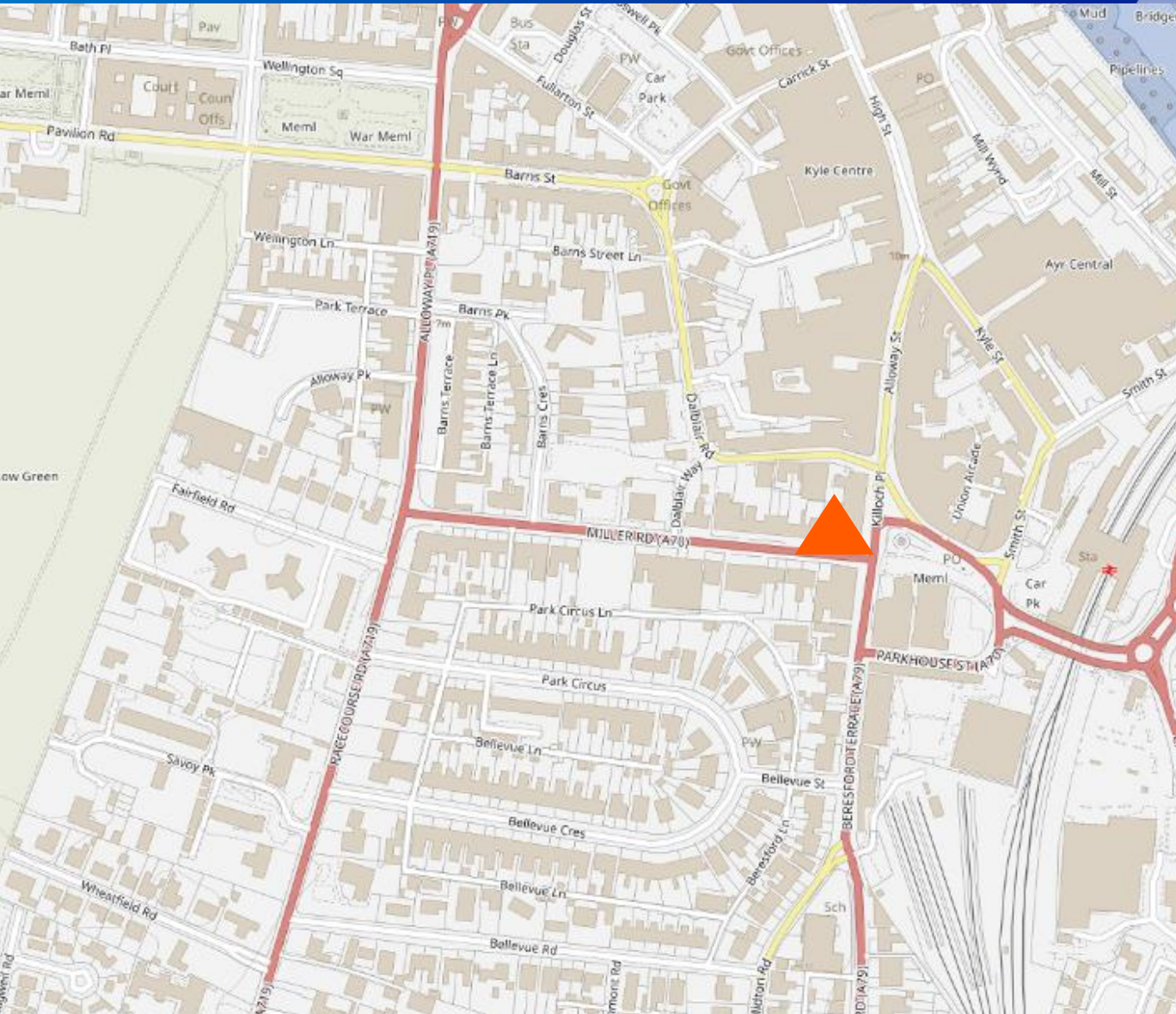
CONTACT Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 |
shepherd.co.uk





Location

2 MILLER ROAD, AYR



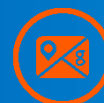
The subjects are located in a prominent edge of town centre location at the junction of Miller Road and Killoch Place.

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.



Description



FIND ON GOOGLE MAPS



Description

2 MILLER ROAD, AYR



The subjects comprise the first floor of a substantial three storey office building which benefits from elevator access and private car parking.

Internally the property has been modernised and includes the following accommodation:

First Floor

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

	m ²	ft ²
	151.8	1,634

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).



Lease Terms

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

Rent

Offers over **£15,000 p.a.** are invited.

Rateable Value

The property has a rateable value of RV £16,200.

Partial 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 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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Arlene Wallace
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Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
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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