

TO LET

DETACHED OFFICE PREMISES

USED UNTIL RECENTLY AS
SALON

DISTINCTIVE PERIOD
PROPERTY

64.5 SQ. M. (695 SQ. FT.)

NO RATES PAYABLE SUBJECT
TO STATUS

OFFERS OVER £8,000 P.A.



WHAT 3 WORDS

45 DALBLAIR ROAD, AYR, KA7 1UF

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Location

45 DALBLAIR ROAD, AYR



The subjects are located on Dalblair Road in the heart of Ayr town centre in an area of established commercial uses including offices and retail, there is a public car park within a short walking distance of the property.

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

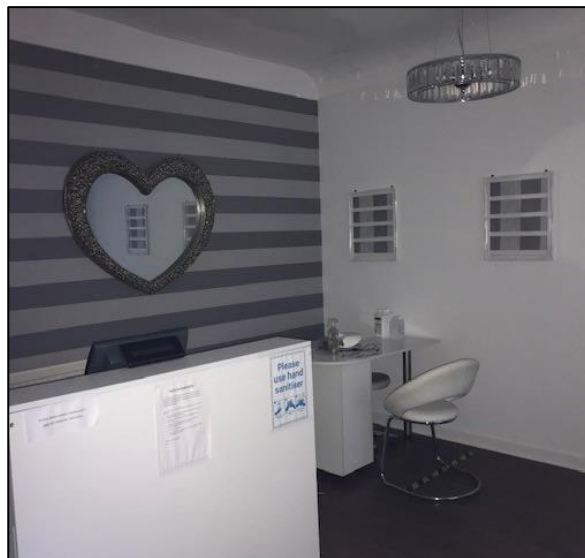


FIND ON GOOGLE MAPS



Description

45 DALBLAIR ROAD, AYR



The subjects comprise a single storey detached office formed in sandstone and brick with a pitched roof clad in slate.

Internal accommodation comprises the following:

- > Entrance Hallway
- > Reception
- > 4 Offices/Treatment Rooms
- > Tea Prep Area
- > W.C.

Accommodation

	m ²	ft ²
Total	64.5	695

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



Rental

Offers over **£8,000 per annum** are invited.

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 £6,400

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 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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Shepherd Chartered Surveyors

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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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