

**TO LET
MAY SELL**

RETAIL PREMISES

PROMINENT COMMERCIAL
LOCATION CLOSE TO
RAILWAY STATION

103.92 SQ. M. (1,118 SQ. FT.)

PARTIAL RATES REMISSION
AVAILABLE TO QUALIFYING
OCCUPIERS

OFFERS OVER £12,000 PER
ANNUM

MAY SELL – OFFERS INVITED



VIDEO TOUR



WHAT 3 WORDS

37/39 BURNS STATUE SQUARE, AYR, KA7 1SZ

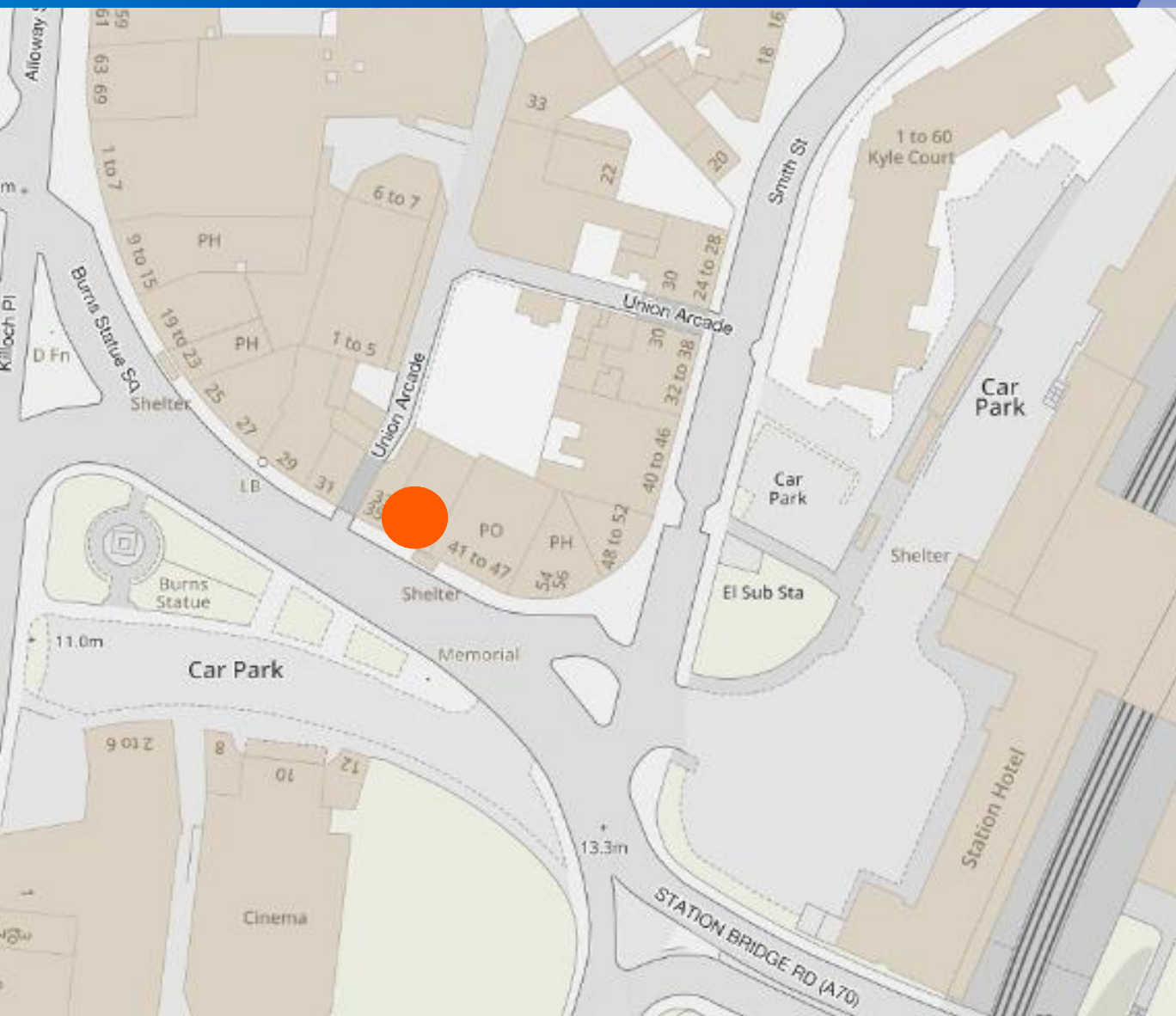
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

37/39 BURNS STATUE SQUARE, AYR



The subjects are located in a prominent retailing area on Burns Statue Square a secondary shopping street located to the south of the town's pedestrianised High Street in close proximity Ayr Railway Station, local bus stops and the Astoria cinema.

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000. Accessibility has improved with the M77 upgrade around 15 years ago.



FIND ON GOOGLE MAPS



Description

37/39 BURNS STATUE SQUARE, AYR



The subjects comprise a former bookmakers within a mid terrace three storey sandstone building surmounted by a pitched roof clad in slate with single storey rear extension.

Internal accommodation comprises the following:

- > Sales area
- > Tea Prep
- > Staff w.c.
- > Customer w.c.
- > Disabled access w.c.

Accommodation

	m ²	ft ²
Total	103.92	1,118

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 **£12,000 per annum** are invited.

Lease Terms

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

Sale

May Sell – Offers invited.

Rateable Value

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

RV £13,400

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme in the financial year 2023/2024.

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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