

**TO LET  
MAY SELL**

**SERVICED OFFICE  
UNIT**

CONVENIENT TOWN CENTRE  
LOCATION

NO RATES PAYABLE SUBJECT  
TO STATUS

61.54 SQ. M. (663 SQ. FT.)

RENT £7,500 PER ANNUM



WHAT 3 WORDS

**4A THE SQUARE, CUMNOCK, KA18 1BG**

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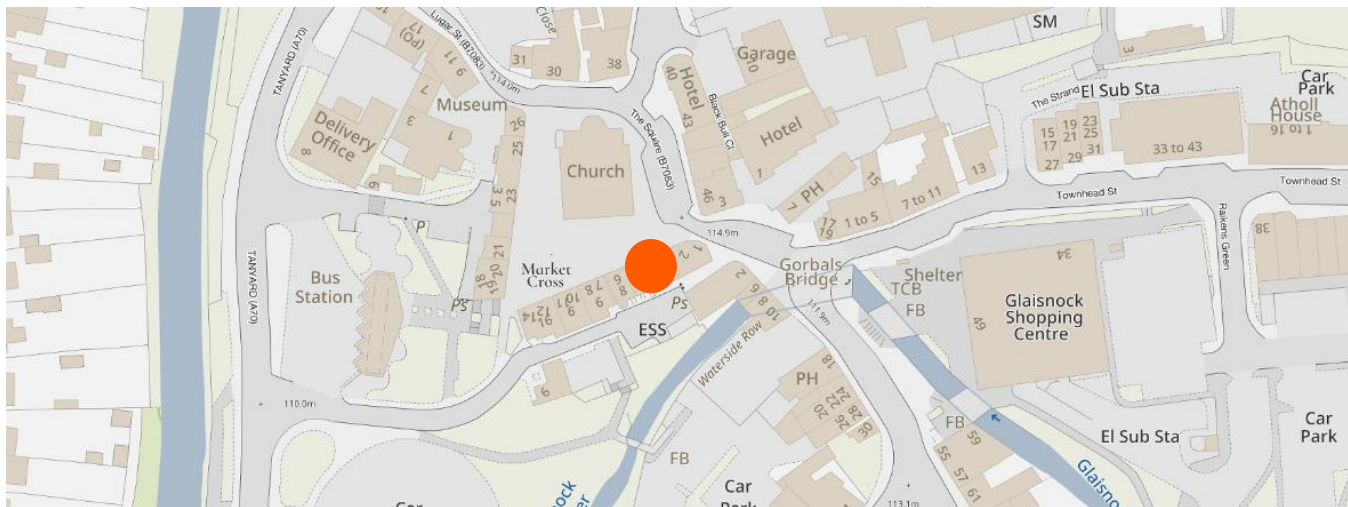
# Location

4A THE SQUARE, CUMNOCK



The subjects are located in the town of Cumnock one of the principal settlements in the East Ayrshire Council area having a resident population of around 9,400.

The property forms part of The Square a pedestrianised town centre public space containing a range of both commercial and residential premises.

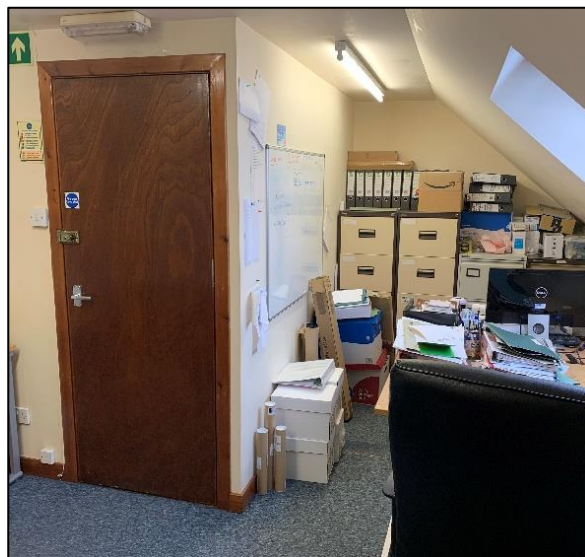


FIND ON GOOGLE MAPS



# Description

4A THE SQUARE, CUMNOCK



The subjects comprise first floor and attic office accommodation within a traditional two storey and attic mid-terraced property formed in stone and slate.

Access is via a shared entrance doorway.

Internal accommodation comprises the following:

## First Floor:

- > Office
- > Kitchen
- > W.C.

## Attic:

- > 2 x Offices

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
First Floor	28.23	304
Attic	33.31	359
<b>TOTAL</b>	<b>61.54</b>	<b>663</b>

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



## Rent

Offers over **£7,500 per annum** are invited.

The rent is inclusive of utility costs, building insurance and repairs to common parts.

## Lease Terms

The property is available on a new lease of negotiable length.

## Sale

Our clients may consider selling the property, further information available upon request.

## Rateable Value

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

First Floor            RV £1,650

Attic                    RV £1,850

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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