

TO LET

RETAIL

PROMINENT TOWN CENTRE
LOCATION

RETAIL PREMISES

NO RATES PAYABLE SUBJECT
TO STATUS

67.0 SQ. M. (721 SQ. FT.)

OFFERS OVER £6,000 PER
ANNUM



WHAT 3 WORDS

3 TOWNEND STREET, DALRY, KA24 4AA

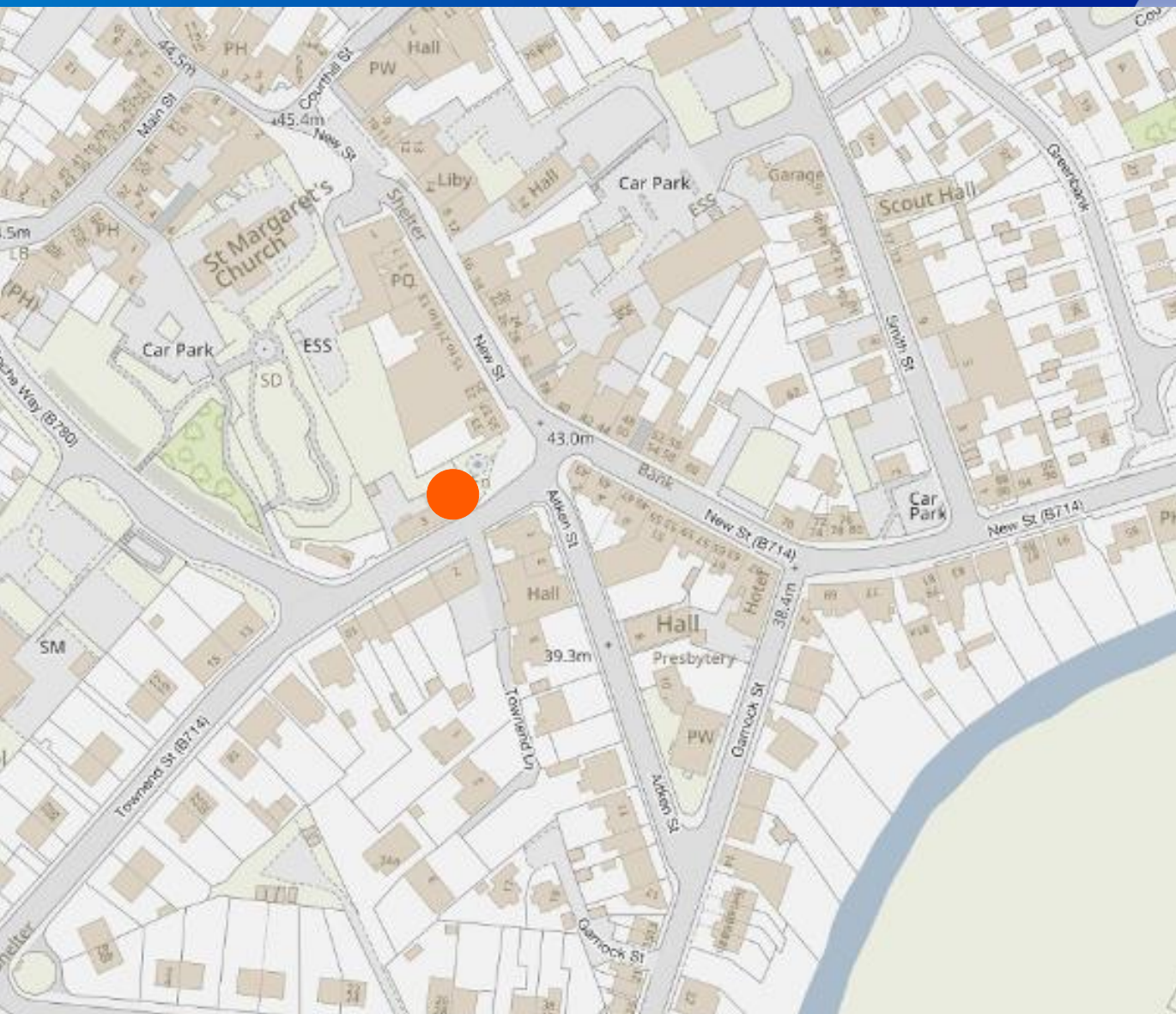
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Location and Description

3 TOWNEND STREET, DALRY



Location

Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737.

Dalry has a resident population of around 5,400 persons.

The subjects are located in a prominent town centre location on Townend close to its junction with New Street. Nearby occupiers include the Co-op, Irvines bakers and Royal Mail sorting office which adjoins the subject premises.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.

The Property

The subjects comprise a former Post Office, occupying part of an attractive single storey traditional building formed in stone and slate.

Internal accommodation comprises the following:

- > Retail/Office
- > Storage
- > W.C. Facilities

Accommodation

	m ²	ft ²
Total	67.0	721

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



FIND ON GOOGLE MAPS



Rental

Rental offers over **£6,000 per annum** are invited.

Lease Terms

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

Rateable Value

The subjects are currently entered in the Valuation Roll as follows:-

RV £6,100

The property benefits from 100% rates remission under the Small Business Bonus Scheme for qualifying occupiers.

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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