

TO LET

OFFICE AND STORES

UPPER FLOOR OFFICE AND
STORE

CONVENIENT LOCATION
CLOSE TO NORTH HARBOUR
INDUSTRIAL AREA

91.9 SQ. M. (990 SQ. FT.)

OFFERS OVER £3,000 P.A.



WHAT 3 WORDS

20 PEEBLES STREET, AYR, KA8 8DS

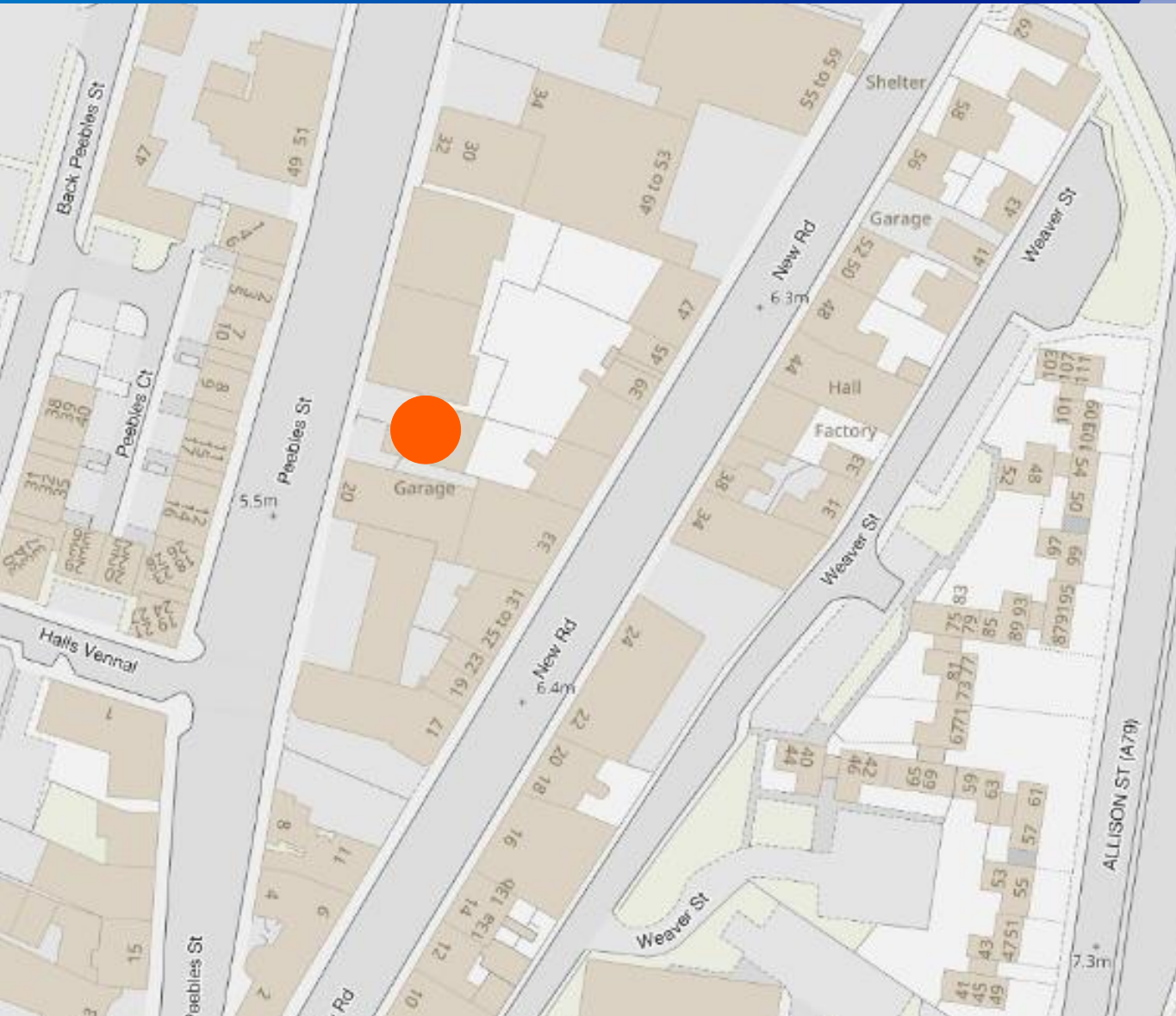
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location and Description

20 PEEBLES STREET, AYR



Location

The unit enjoys the benefit of a convenient, central commercial location close to Main Street and the North Harbour industrial area. Immediately adjacent to Halfords Autocentre, the subjects are located above a car wash.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800 and catchment population of 100,000.

The Property

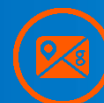
The subjects comprise an upper floor office and store offering low-cost accommodation on flexible lease terms.

The accommodation incorporates an exclusive ground floor entrance hallway with ladies' and gents' toilet facilities. First floor comprises a series of rooms for use as offices/stores/workshop.

Accommodation

	m ²	ft ²
TOTAL	91.9	990

The above 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



Rent

Rental offers over **£3,000** per annum are invited.

Lease Terms

The subjects are available on a new full repairing and insuring lease of negotiable length.

Rateable Value

A separate entry will be required to be made in the Valuation Roll. We estimate that the rateable value will be circa £2,500.

100% rates relief may be available via the Small Business Bonus Scheme to 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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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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