

TO LET

TOWN CENTRE OFFICE ACCOMMODATION

MODERN TOWN CENTRE
OFFICE

AVAILABLE ON A FLOOR BY
FLOOR BASIS

DDA COMPLIANT

INCLUDES SECURE PRIVATE
PARKING

RENT ON APPLICATION



WHAT 3 WORDS

35/37 CARRICK STREET, AYR, KA7 1NT

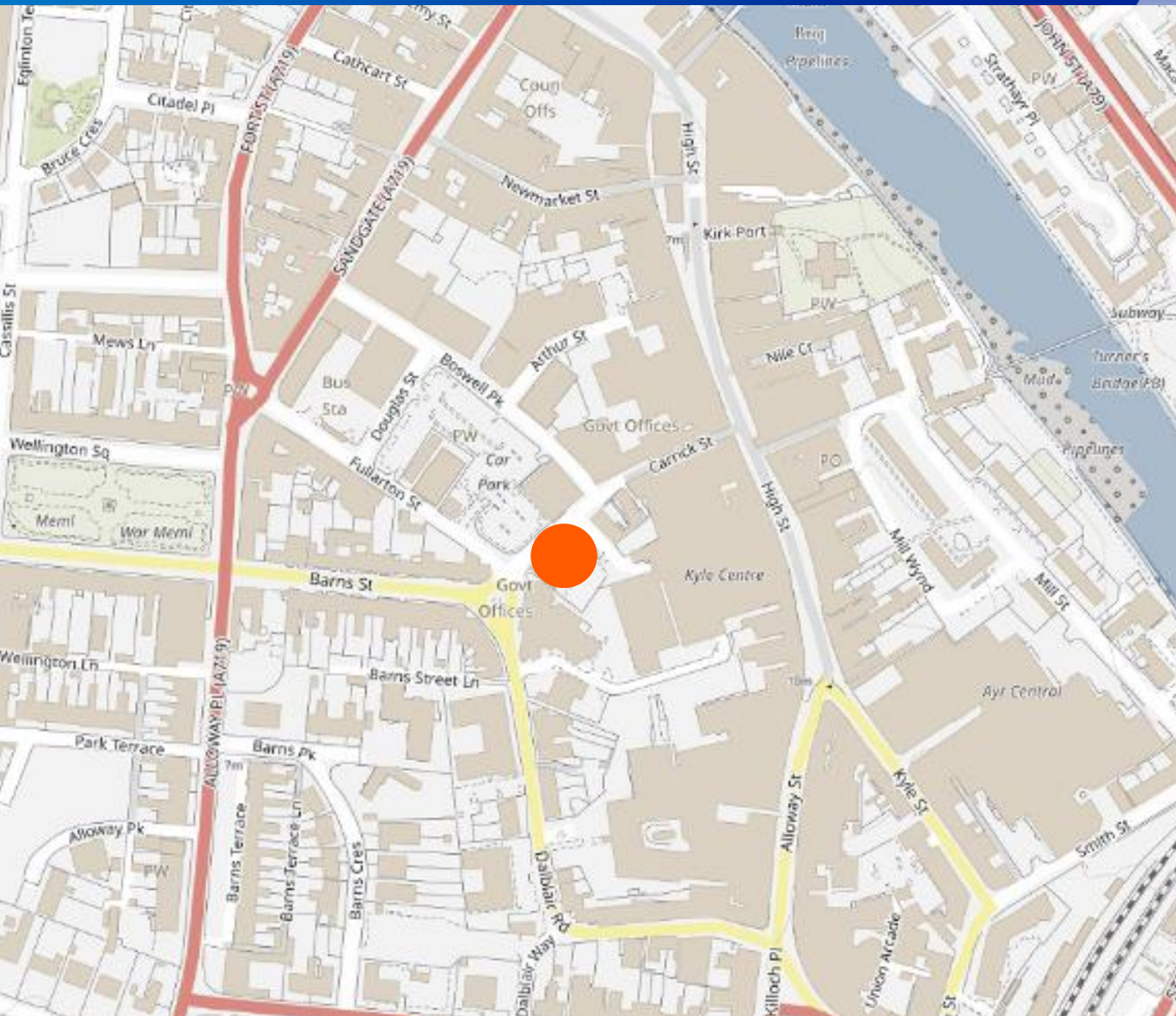
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Location

35/37 CARRICK STREET, AYR



The subjects are located on Carrick Street close by its junction with Fullarton Street in the heart of Ayr town centre. The area is one of mixed use including retail, offices and residential, the Kyle Shopping Centre and Gaiety Theatre are the largest space users in the immediate vicinity. In addition to private parking spaces the immediate area has a number of public car parks.

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.



FIND ON GOOGLE MAPS



Description

35/37 CARRICK STREET, AYR



The subjects comprise a modern four storey office building of brick construction with pitched and concrete tile roof.

Individually each floor is currently comprises the following:-

- > Flexible Open Plan Accommodation
- > Private Offices
- > Male/Female and Disabled Toilets

Access to each floor is via staircase and passenger lift.

The property benefits from a secure private car park to the rear.

Our clients have commenced refurbishment works which have required each floor to be stripped back to allow for new floor coverings, new lighting and new ceiling tiles etc.

It is estimated that it would take 2 months to complete these works.

Accommodation

35 Carrick Street	m ²	ft ²
First	405.05	4,360
Second	405.05	4,360
Total	1,012.63	10,900

37 Carrick Street	m ²	ft ²
First	293.57	3,160
Second	293.57	3,160
Total	587.14	6,320

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



Rent

Rent on application.

Competitive incentive packages available to suit individual requirements.

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:

35 Carrick Street

First Floor RV £50,000

Second Floor RV £52,750

37 Carrick Street

First and Second Floor RV £70,750

Energy Performance Certificate

The building has a current energy rating of D.

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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