

TO LET

Former Restaurant Premises

Attractive riverside location

Current Class 3 (Hot Food) consent

Suitable to a variety of uses subject to planning

Recently refurbished to a high standard

No rates payable subject to status

206.98 sq. m. (2,227 sq. ft.)

Offers over £12,000 per annum



WHAT 3 WORDS

38 NORTH HARBOUR STREET, AYR, KA8 8AH

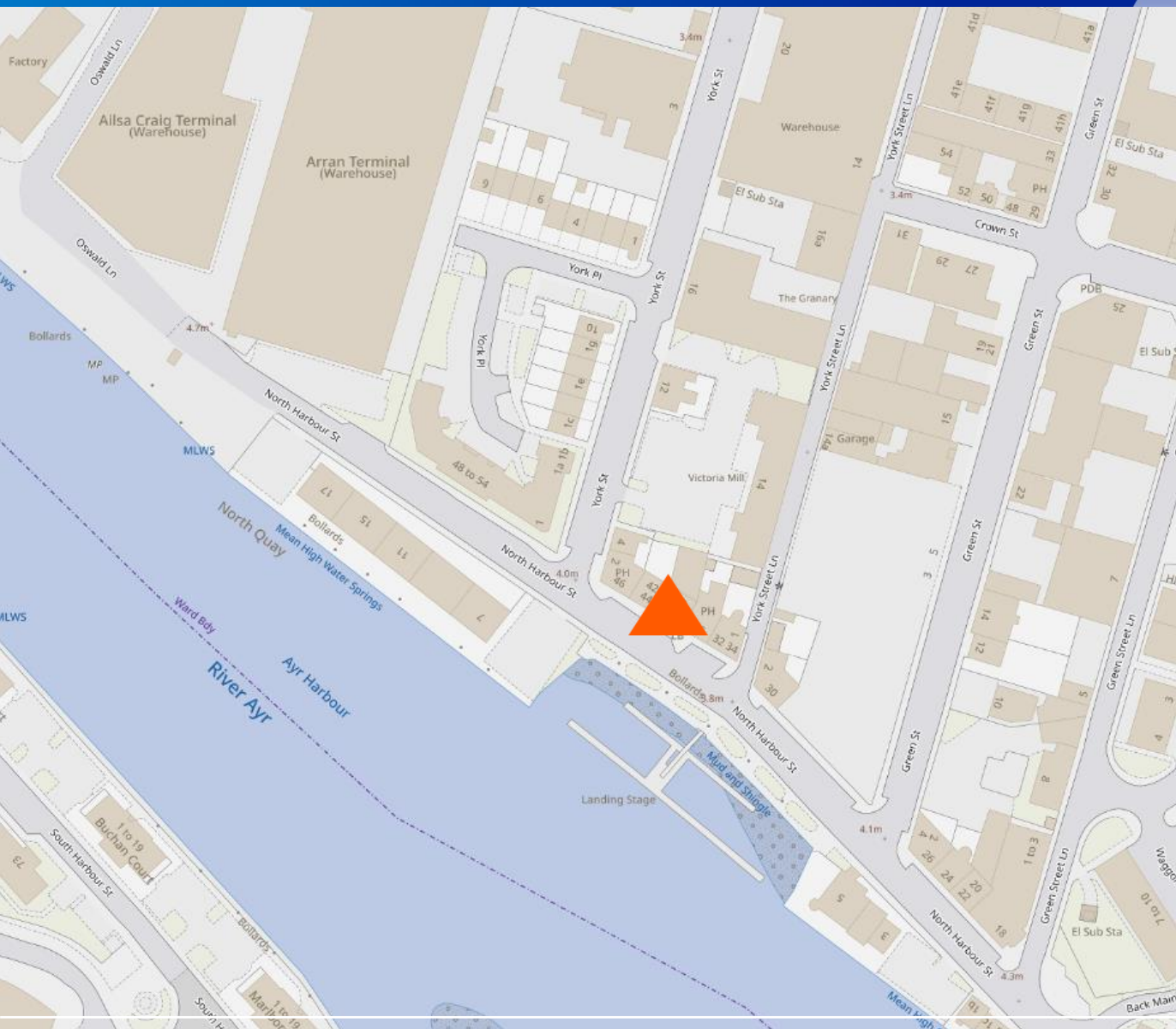
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 07717 894528 | shepherd.co.uk





Location

38 NORTH HARBOUR STREET, AYR



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

The subjects are located in a busy commercial district of Ayr on North Harbour Street close to the town centre with potential business from both residential and industrial occupiers in the vicinity.



FIND ON GOOGLE MAPS



Description

38 NORTH HARBOUR STREET, AYR



The subjects comprise former restaurant/hot food takeaway premises occupying the ground and first floors of a two storey and attic mid terrace property with two storey projection to the rear.

The property has recently undergone extensive refurbishment with accommodation comprising:

Ground:

- Front Sales/Studio
- Rear Sales/Studio
- Kitchen/Tea Prep Area
- Male, Female and Disabled W.C. Facilities

First:

- Sales/Studio

Recent refurbishments include a full electrical rewire, plumbing renewal including new boiler, new installation, LED light fittings throughout and reroofing to the entire property.

The subjects also benefit from a 3 zone heating system.

	m ²	ft ²
Ground	132.53	1,426
First	74.45	801
Total	206.98	2,227

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



Description

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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.

Planning

The property traded previously as a restaurant and benefits from Class 3 Hot Food consent but would be equally suited to alternative use subject to planning.

Rateable Value

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

RV £7,600

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. In the case of a lease the tenant will be 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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Kevin N Bell BSc MRICS

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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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