

**FOR SALE**

**Office Investment**

Part let – income £12,750 p.a.

Potential income approx.  
£28,000 p.a.

Includes private car park

273.6 sq. m. (2,945 sq. ft.)

Offers over £225,000



WHAT 3 WORDS

**2 MILLER ROAD, AYR, KA7 2AY**

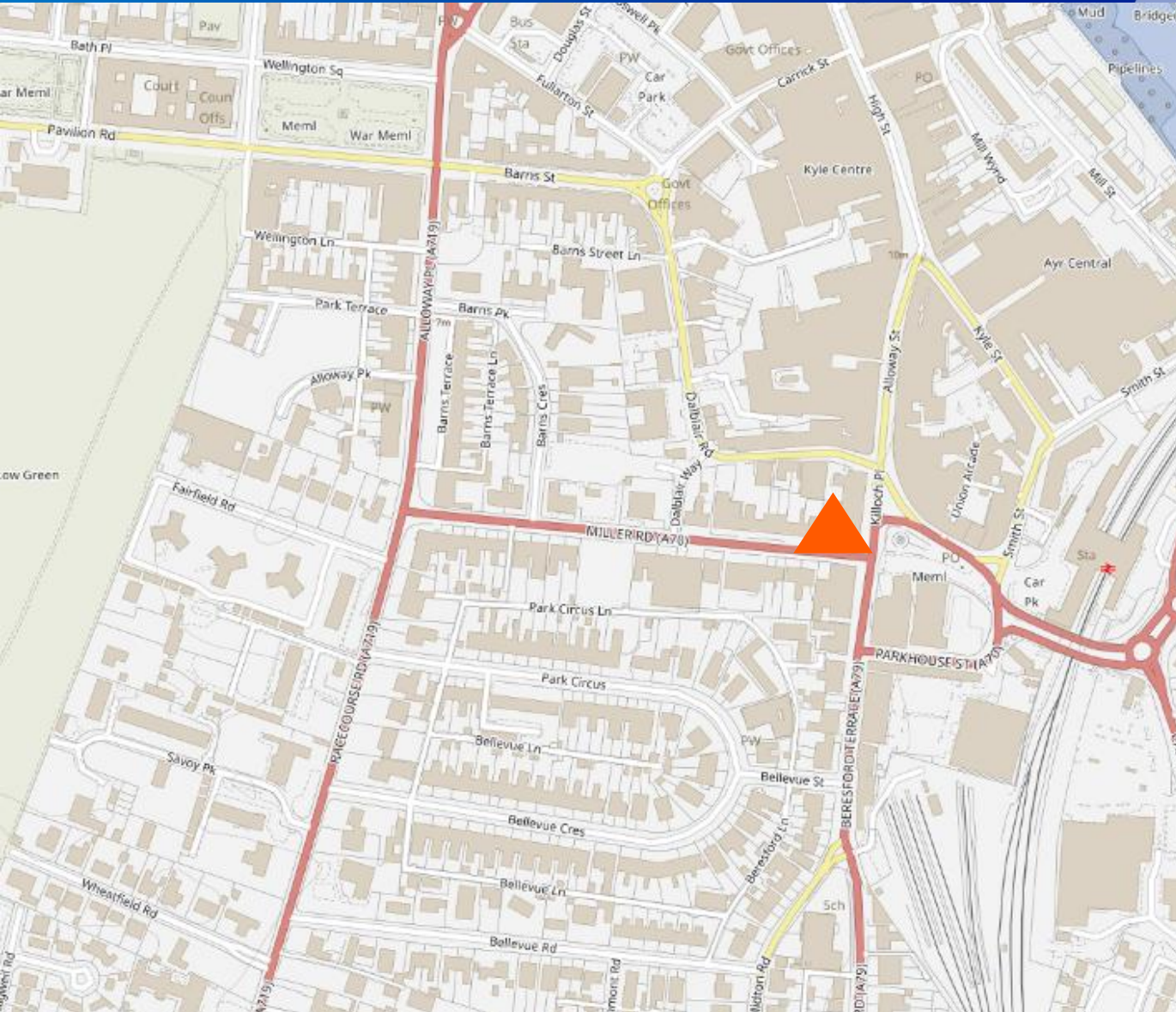
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# Location

2 MILLER ROAD, AYR



The subjects are located in a prominent edge of town centre location at the junction of Miller Road and Killoch Place.

The area is one of established commercial use including office, retail and licensed trade.

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



# Description



FIND ON GOOGLE MAPS



# Description

2 MILLER ROAD, AYR



	m <sup>2</sup>	ft <sup>2</sup>
<b>First Floor</b>	151.8	1,634
<b>Second Floor – Suite 1</b>	103.7	1,116
<b>Second Floor – Suite 2</b>	18.1	195
	<b>273.6</b>	<b>2,945</b>

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).

The subjects comprise the upper two floors of a substantial three storey property formed in stone and brick with pitched roof clad in slate and including three car parking spaces within a shared car park to the rear.

The subjects comprise the first and second floors of the building with access provided via an elevator and staircase.

The accommodation comprises the following:

### First Floor

- General Office
- Three Private Offices
- Store Room
- Tea Prep Area
- W.C. Facilities

### Second Floor (Suite 1)

- General Office
- Two Private Offices

### Second Floor (Suite 2)

- Single Office Room

The second floor offices have shared tea prep and w.c. facilities.



## Investment Considerations

- Prominent town centre office
- Two suites let producing £12,750 p.a.
- Potential income around £28,000 p.a.
- Competitive asking price – approx. £76.00 per sq. ft. capital

## Lease Terms

Details of the current leases are as follows:

First Floor

Currently vacant, , recently let at £15,000 p.a.

Second Floor – (Suite 1)

Let for a period of 5 years from March 2017 the current passing rental is £9,750 per annum.

Second Floor (Suite 2)

Let from May 2018 on a short term licence at a rental of £3,000 per annum.

The total potential income is therefore around £28,000 p.a.

## Price

Offers over **£225,000** are invited.

## Rateable Value

First Floor                      RV £18,200

Second Floor (Suite 1) RV £11,300

Second Floor (Suite 2) RV £1,875

## 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.

## 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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