



TO LET

RETAIL UNIT

PROMINENT POSITION ON
BUSY MAIN THOROUGHFARE

88.82 SQ. M. (956 SQ. FT.)

100% RATES RELIEF SUBJECT
TO STATUS

OFFERS OVER £6,000 PER
ANNUM



WHAT 3 WORDS

7 TAM'S BRIG, AYR, KA8 8DF

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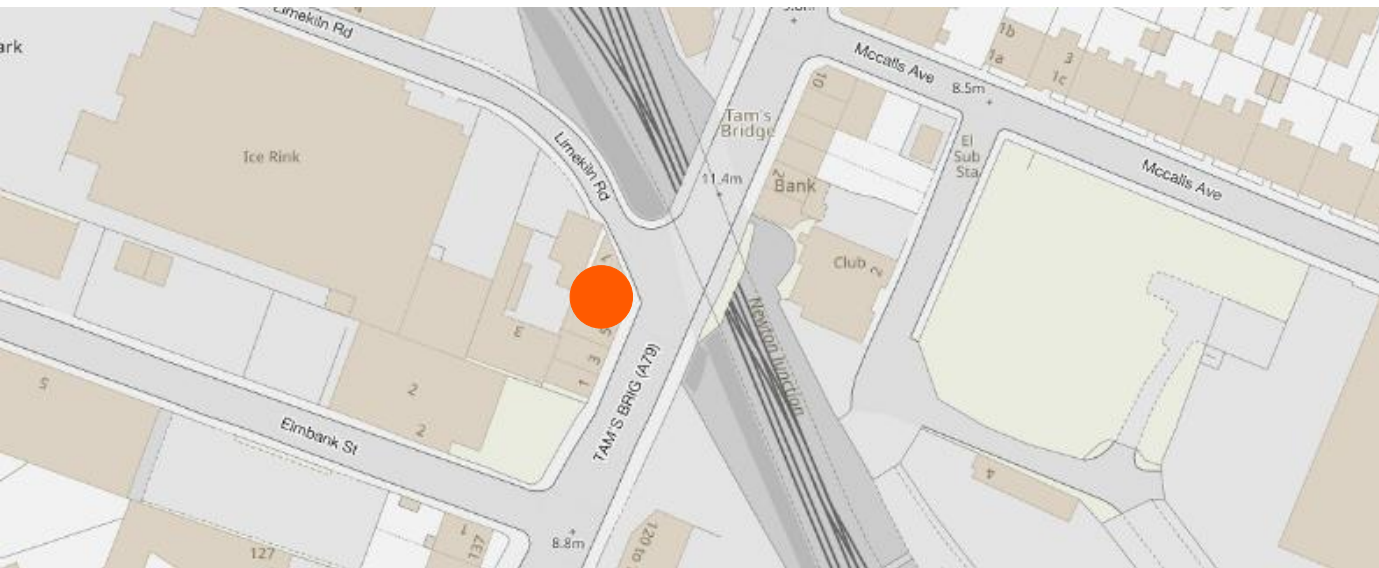


Location

7 TAM'S BRIG, AYR



The subjects are situated in a prominent location at Tam's Brig in close proximity to Newton-on-Ayr railway station. Tam's Brig is a continuation of Prestwick Road, one of the main arterial routes into and out of Ayr and as such carries a considerable traffic volume at most times of day.



FIND ON GOOGLE MAPS



Description

7 TAM'S BRIG, AYR



The subjects comprise a mid terrace retail unit formed over ground and lower ground levels having brick walls and surmounted by a pitched slate roof.

Internal accommodation comprise the following:

- > Sales area
- > Tea prep area
- > W/C
- > Lower ground sales/storage area

Accommodation

	m ²	ft ²
Ground	44.52	479
Basement/Lower Ground	44.30	477
Total	88.82	956

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



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 property is currently entered in the Valuation Roll as follows:

RV £5,700

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 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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t: **01292 267987 Option 2**



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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