



TO LET

OFFICE/SALON UNIT

PROMINENT TOWN CENTRE
LOCATION

ATTRACTIVE SPLIT LEVEL
LAYOUT

FLEXIBLE LEASE TERMS

59.8 SQ. M. (644 SQ. FT.)

RENT £100 PLUS VAT PER
WEEK



WHAT 3 WORDS

8B PARKHOUSE STREET, AYR, KA7 2HH

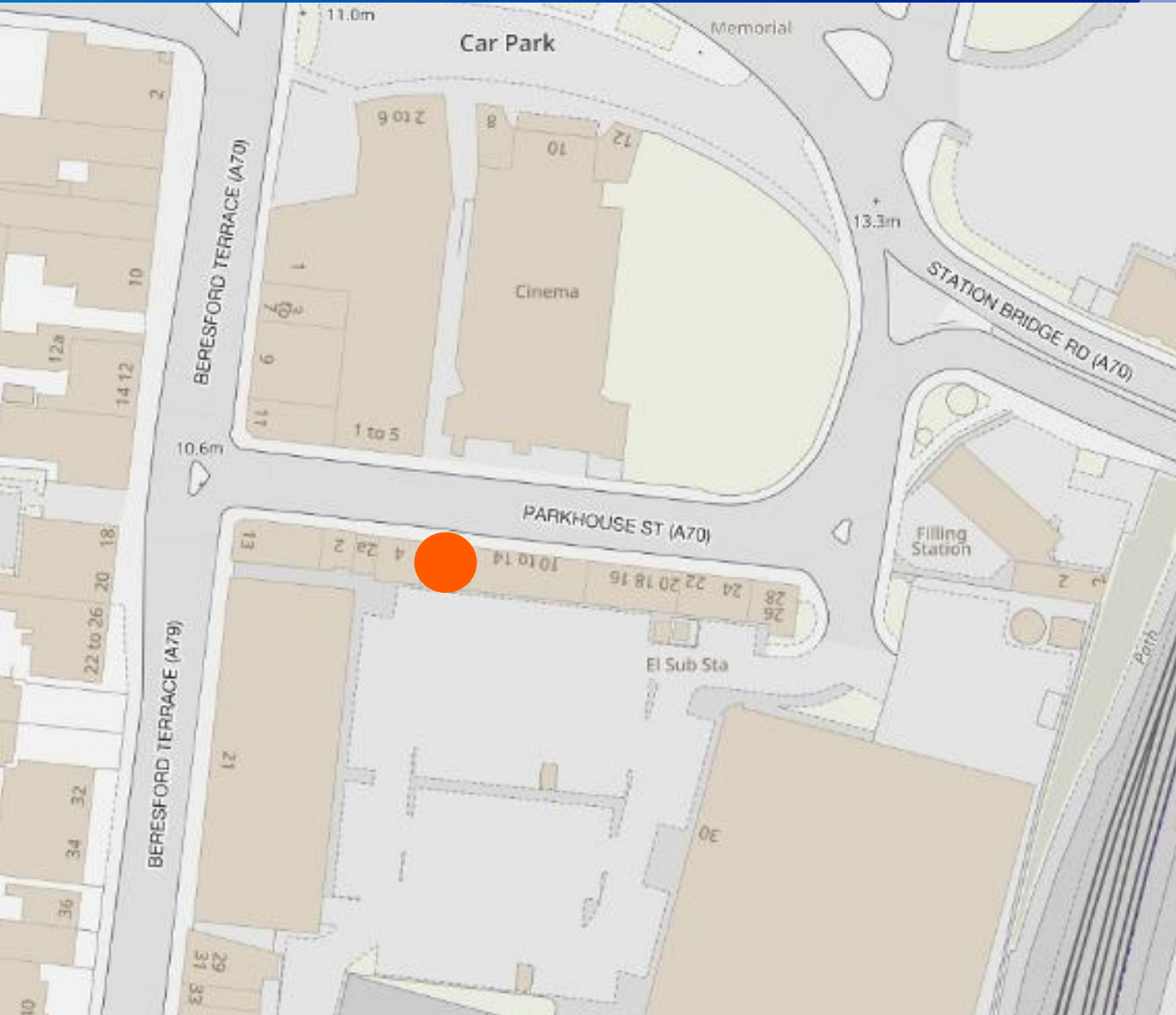
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Location

8B PARKHOUSE STREET, AYR



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.

Ayr is the main shopping and administrative centre for the area and in addition, is a traditional Clyde Coast holiday resort. Consequently, the town benefits from a wide range of services and facilities.

Specifically the subjects are located on Parkhouse Street, a popular secondary retailing area adjacent to Burns Statue Square. Nearby occupiers include Allen & Harris and Slater Hogg & Howson.

Parkhouse Street is a busy one-way street carrying a high traffic volume at most times of the day.

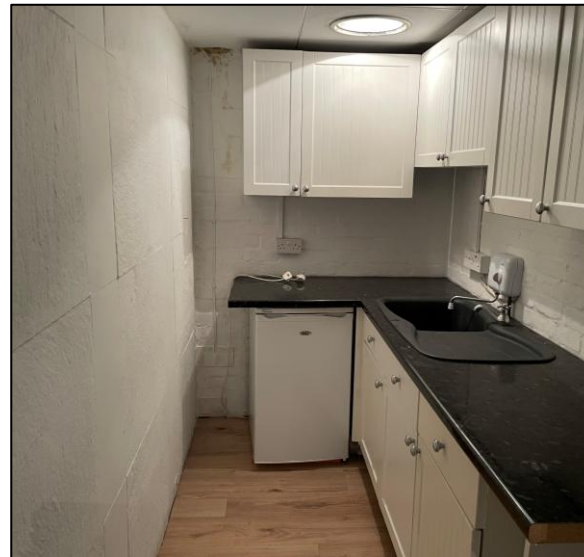


FIND ON GOOGLE MAPS



Description

8B PARKHOUSE STREET, AYR



The subjects comprise a mid terrace upper floor office unit forming part of an office and retail complex. The subjects are accessed via a communal entrance at ground level.

Internal accommodation is split over two floors and comprises:

First Floor

- Reception
- Office/Treatment Room
- Staff Kitchen
- Store
- Staff W.C.

Mezzanine

- Office/Treatment Room
- Landing/Treatment Area

	M ²	ft ²
TOTAL	59.8	644

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



Rent

Rental offers over **£5,200 plus VAT 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 £4,400

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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **Updated February 2025**

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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