



**TO LET**

**Modernised First Floor Unit in Attractive Townhouse Property**

Suited to health/beauty or office use

Includes 3 private parking spaces

No rates payable subject to status

67.7 sq. m. (729 sq. ft.)

Offers over £10,000 per annum



VIDEO TOUR



WHAT 3 WORDS

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

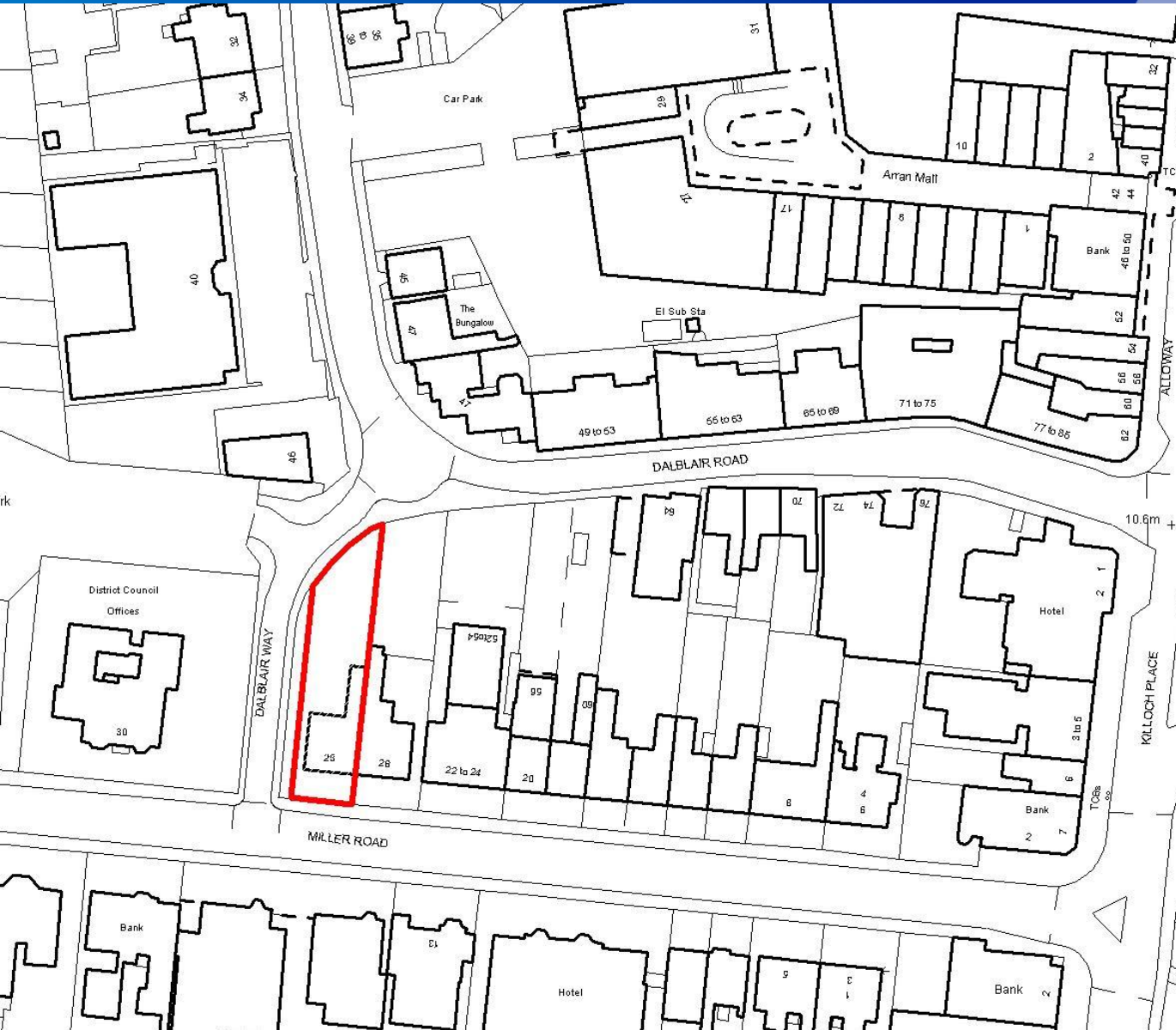
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# Location

28 MILLER ROAD, AYR



The property is located on Miller Road in a prominent town centre location characterised by a range of Victorian terraces and townhouses, on and off street parking is available in the immediate vicinity.

Ayr is the principal settlement in the South Ayrshire Council area being located on Scotland's west coast and around 40 minutes drive time south of Glasgow, the town has a resident population of around 46,800.



FIND ON GOOGLE MAPS



# Description

28 MILLER ROAD, AYR



The subjects comprise a first floor office within an attractive two storey end terrace townhouse.

Three car parking space are included within the subjects of let.

The internal accommodation comprises the following:

- Reception/Waiting Room
- Three Offices/Treatment Rooms
- Tea Prep Area
- Staff W.C.

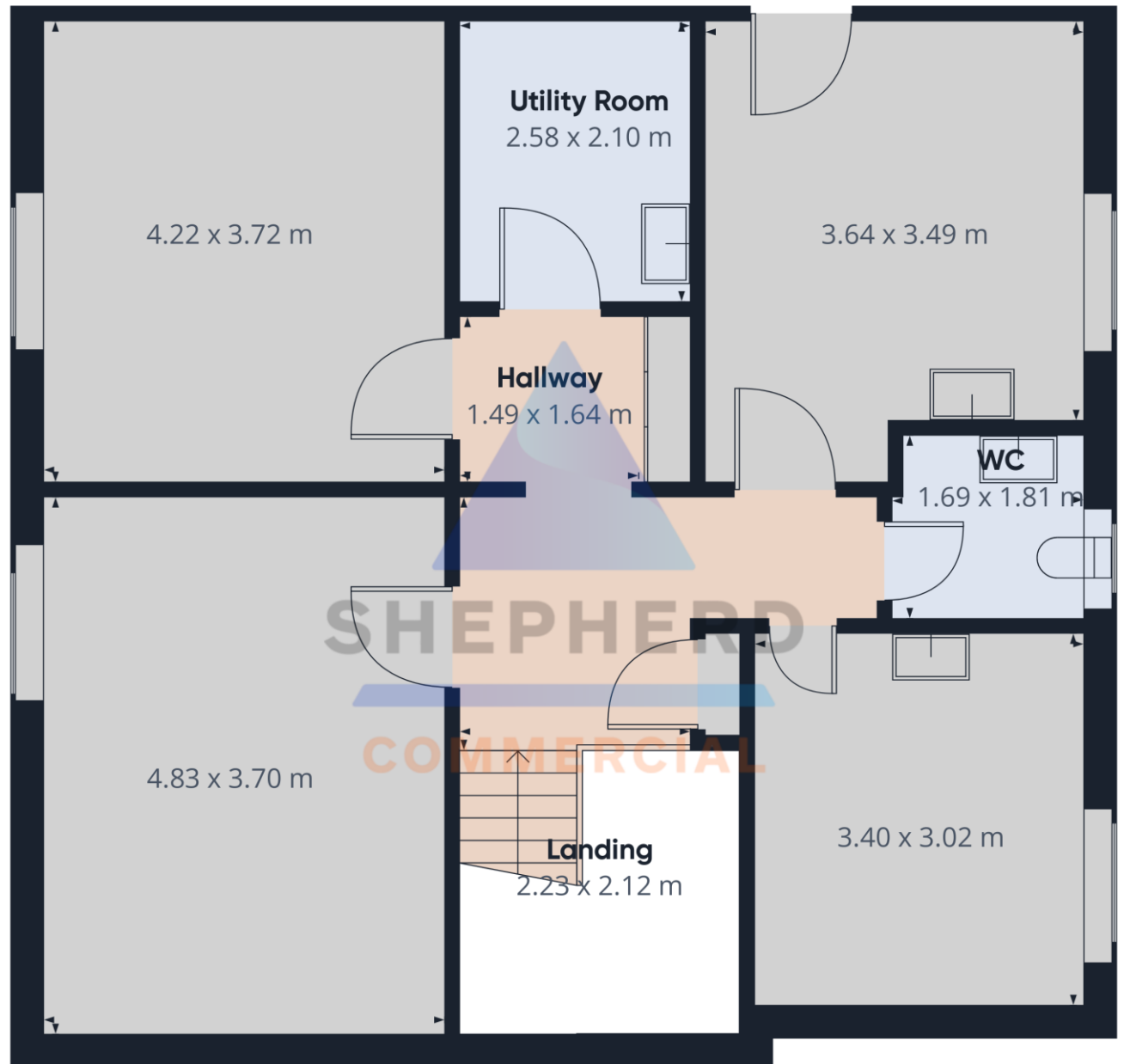
The property has been modernised internally and is well appointed throughout, a gas fired central heating system is included.

	m <sup>2</sup>	ft <sup>2</sup>
	67.7	729

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).

# Photos/Floor Plan

28 MILLER ROAD, AYR





## Rental

Offers over **£10,000 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 has a rateable value of £9,200.

100% rates remission will 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. Publication Date APRIL 2025

## 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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