

TO LET

Flexible Commercial Space

Former restaurant suited to retail or office use

Attractive courtyard setting

No rates payable subject to status

53.8 sq. m. (580 sq. ft.)

Offers over £8,000 per annum



WHAT 3 WORDS

**UNIT 3 COW WYND, 55 ALLOWAY STREET, AYR,
KA7 1SP**

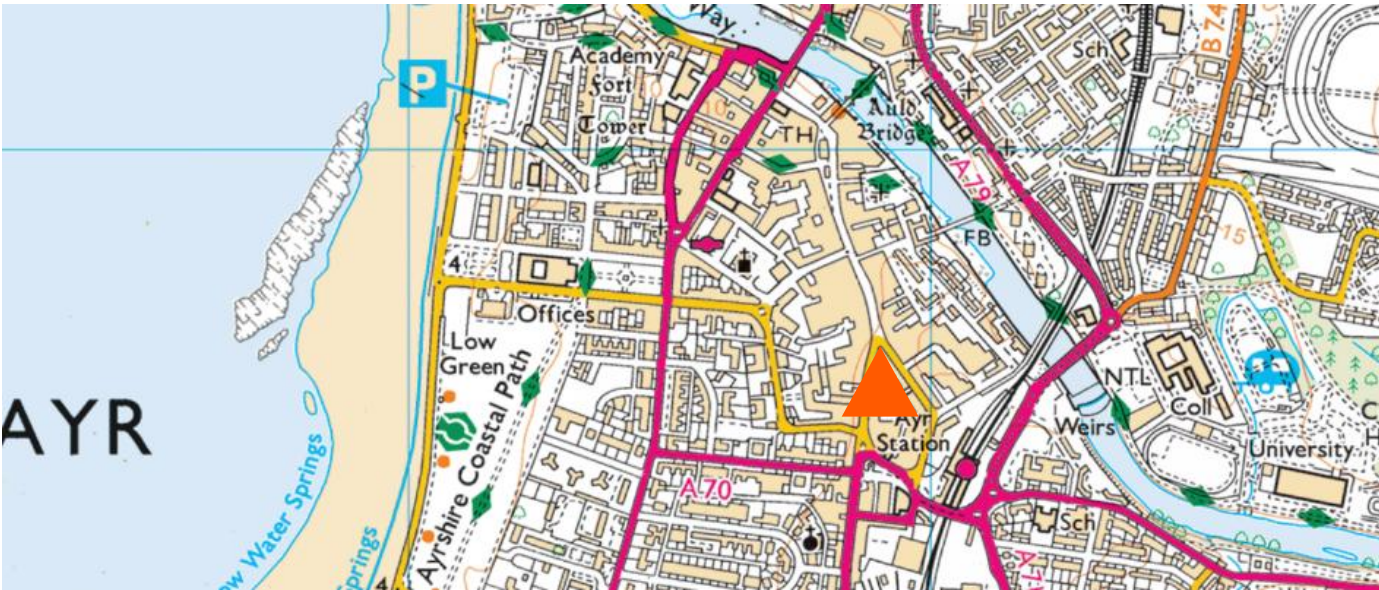
CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





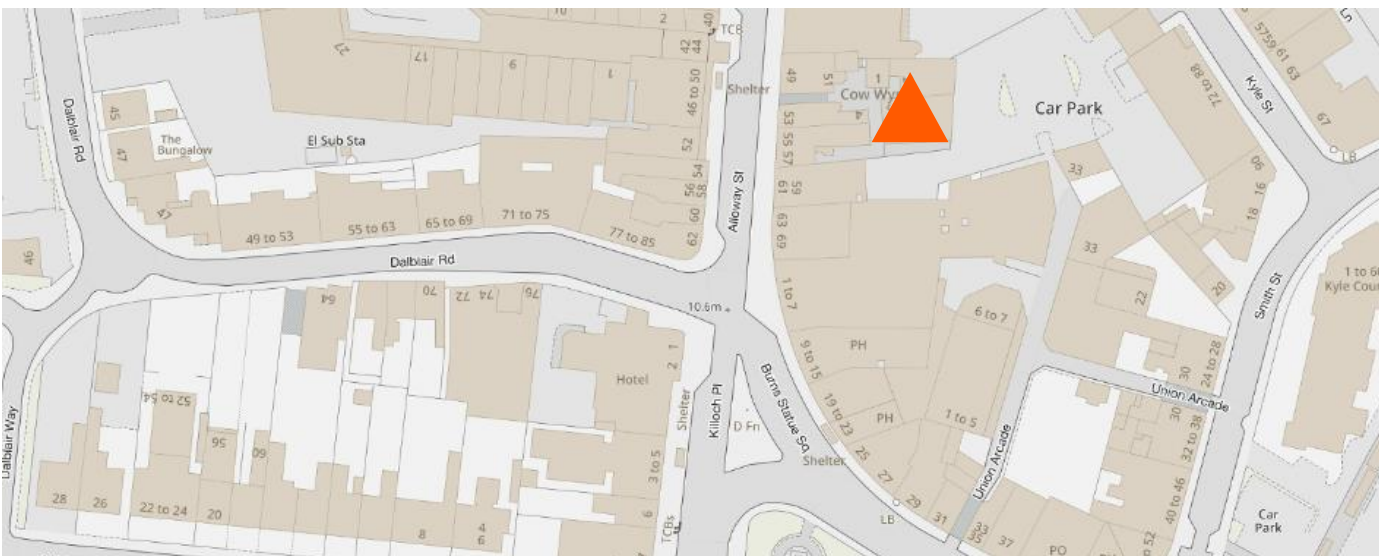
Location and Description

UNIT 3 COW WYND, 55 ALLOWAY STREET, AYR



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

The property occupies a convenient town centre setting within a courtyard development known as Cow Wynd accessed from Alloway Street in the heart of Ayr town centre and with pedestrian links via a local car park to Kyle Street at the rear.

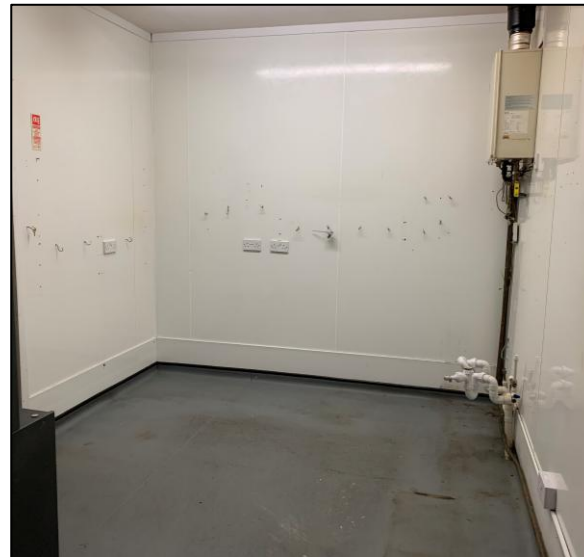


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Description

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The subjects comprise a former licensed café/restaurant set within an attractive period building formed in stone and brick with a pitched and slated roof.

The accommodation comprises the following:

- Former Restaurant/Retail Space
- Kitchen/Store
- W.C. Facilities

The subjects have laminate finish to flooring with lined and painted walls and ceiling. There are modern ladies and gents toilets adjacent to the entrance. The room to the rear was formerly a kitchen although suited to office or storage use.

	M ²	Ft ²
	53.8	580

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).



Lease Terms

The subjects are currently held on a Full Repairing and Insuring lease at a rental of £8,000 per annum.

Rateable Value

The property has a rateable value of £5,800.

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.



Energy Performance Certificate

A copy of the EPC will be made 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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Arlene Wallace
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Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

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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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