

**FOR SALE
OR LEASE**

**Modernised Shop In
Attractive Listed
Building**

Fully Upgraded Internally

No Rates Payable to Qualifying
Occupiers

NIA 48.7 SQ.M (523 SQ.FT)

Offers Over £45,000

Rental offers over £6,000 per
annum



VIDEO TOUR



WHAT 3 WORDS

17 NEW BRIDGE STREET, AYR KA7 1JX

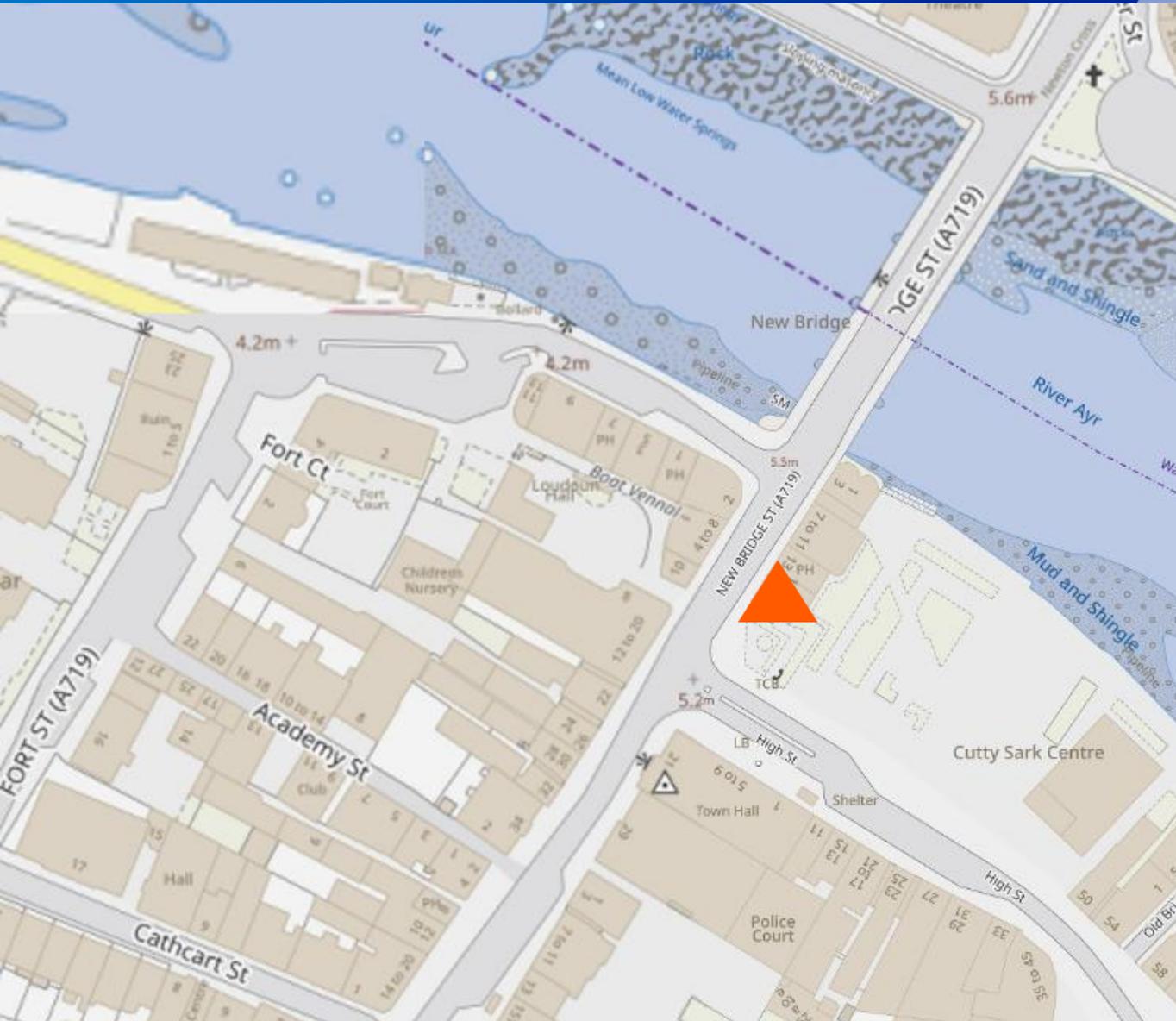
CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

17 NEW BRIDGE STREET, AYR



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

The property is prominently situated on New Bridge Street in the heart of Ayr town centre at its junction with High Street and Sandgate.

New Bridge Street is busy at most times of day carrying traffic north to south into Ayr town centre.

Surrounding shops are occupied by an interesting mix of local traders whilst the town's prime retailing area is nearby on the High Street.



FIND ON GOOGLE MAPS



Description

17 NEW BRIDGE STREET, AYR



The subjects occupy the ground floor of an attractive end terrace three storey and attic tenement which is Category C listed and dates back to the late 19th century.

The property has a traditional retail frontage with recessed doorway and the internal accommodation comprises the following:

- Sales Area
- Store Room
- Staff Kitchen
- Wc

The unit has been fully upgraded internally by the vendors.

Accommodation

	m ²	ft ²
Retail	48.7	523

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).



Price

Offers Over **£45,000** are invited.

Rent

The property is available at offers over **£6,000 per annum** on the basis of a new Full Repairing and Insuring lease of negotiable length.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £4,600

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.

In the case of a lease the tenant will be responsible for tax and recording dues if applicable in the normal manner.

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

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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