



TO LET

**Rarely Available
Commercial Unit**

Potential for 100% rates relief

Popular commercial location

79.57 sq. m. (856 sq. ft.)

Rent offers over £6,000 per
annum



VIRTUAL TOUR



WHAT 3 WORDS

UNIT 2A, 6 ELMBANK STREET, AYR, KA8 8DH

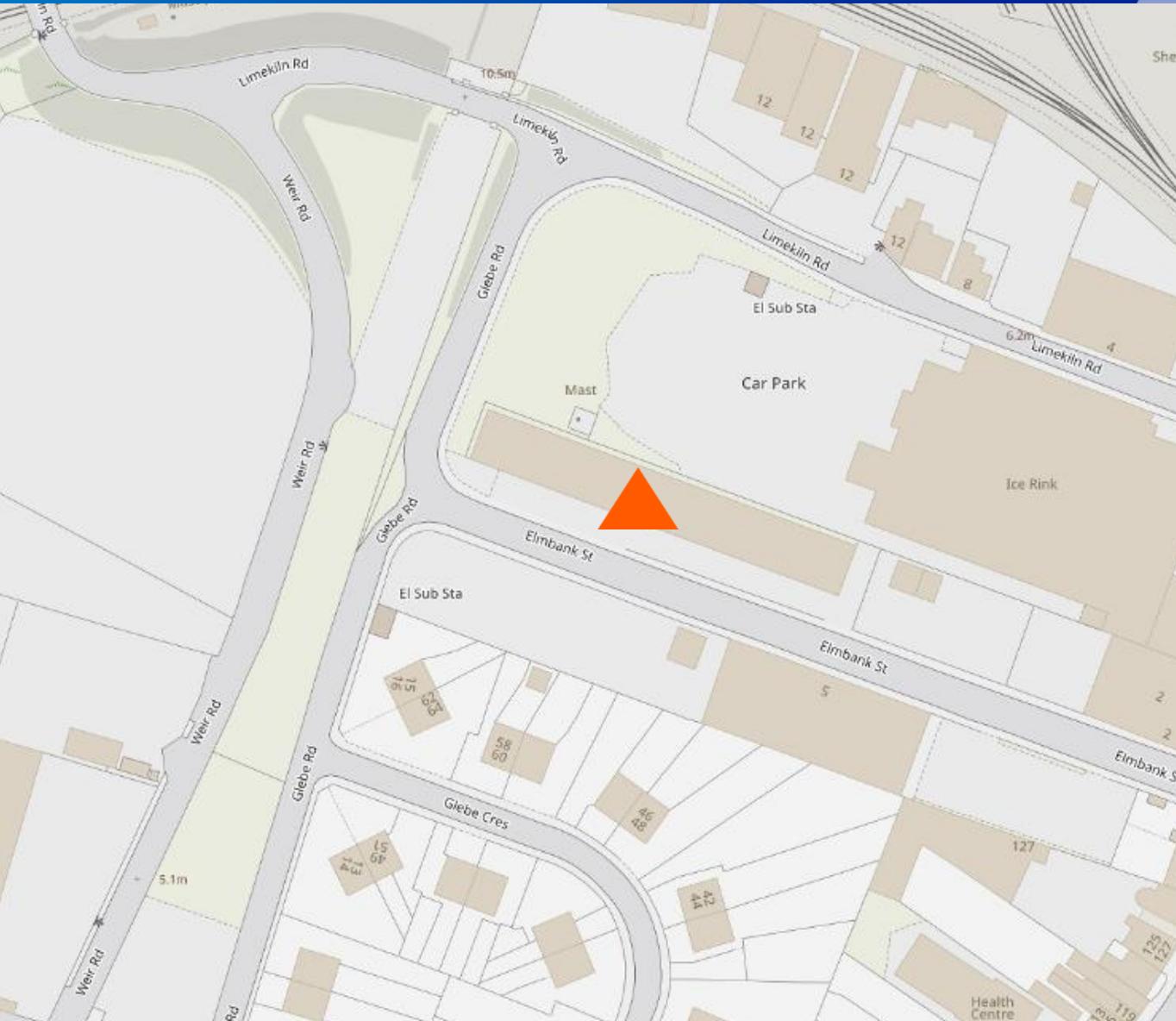
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Location

UNIT 2A, 6 ELMBANK STREET, AYR



Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 47,000.

The property is located on Elmbank Street in an established commercial area around one mile north of Ayr town centre. Nearby occupiers include a range of commercial and industrial occupiers with specific nearby occupiers including Benefit, Elite Alloys Wheels & Tyres Ltd, Clyde Coast Functional Fitness and Sell My Car Ayrshire.

The location is convenient for both Ayr and Prestwick town centres.



FIND ON GOOGLE MAPS



Description

UNIT 2A, 6 ELMBANK STREET, AYR



The subjects comprise a mid-terraced single storey property formerly used as a gymnasium. The property is of brick construction render roughcast externally surmounted in a pitched roof clad in cement style sheeting servicing rainwater goods of PVC.

Entrance is via a double pedestrian entrance doorway of modern pvc double glazing. Glazing throughout is of modern pvc double glazed in the main. The current archway interlinking to Unit 1C will be blocked up and an independent WC installed within 2A if required.

Internally, flooring is of concrete overlaid in laminate. Internal walls are plastered on hard and a mixture of papered and painted finishes with ceilings of plasterboard and painted finishes.

We assume mains services of electricity water and drainage. Heating is of electric throughout. Lighting is of LED in the main.

	m ²	ft ²
	79.57	856

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



Floor Plan

UNIT 2A, 6 ELMBANK STREET, AYR





Rental

The property is available on a leasehold basis with the landlord' seeking offers over **£6,000 per annum**.

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 - To be reassessed following sub-division

Energy Performance Certificate

The property has an energy rating of E. A copy of the EPC is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT. We are advised the property has been elected for VAT and therefore VAT is payable upon rent and any other charges.

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 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
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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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