



FOR SALE

Retail/Office Premises

Modern well appointed unit

Prominent location in popular street

86.83 sq. m. (935 sq. ft.)

Partial rates remission available under Small Business Bonus Scheme

Offers over £120,000



VIRTUAL TOUR



WHAT 3 WORDS

9 BERESFORD TERRACE, AYR, KA7 2ER

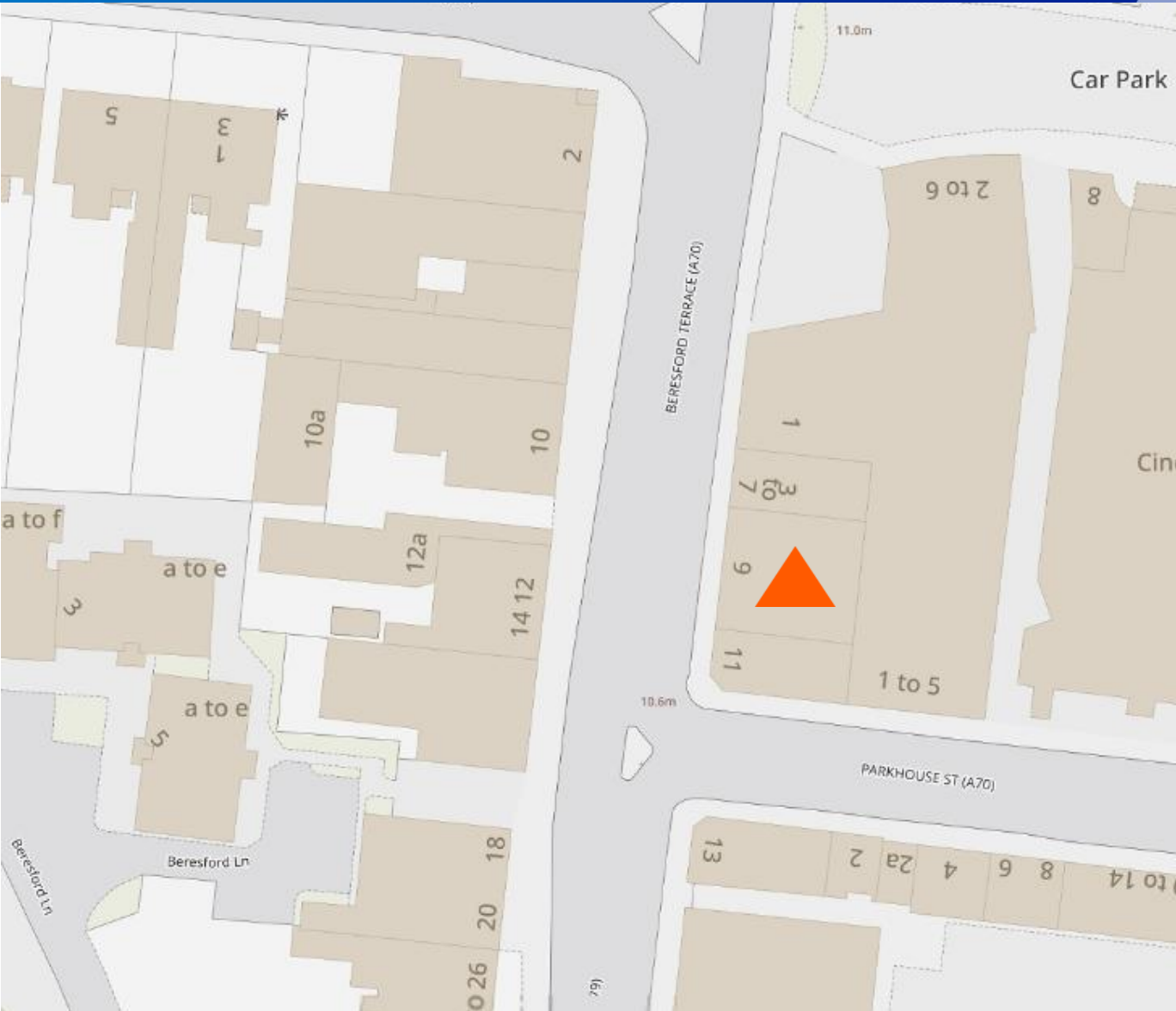
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

9 BERESFORD TERRACE, AYR



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

The property is located on Beresford Terrace between its junctions with Parkhouse Street and Miller Road in a popular secondary town centre location. Nearby occupier include a range of local Estate Agents with Corum and Stonefield interspersed with a number of town centre bars and restaurants.

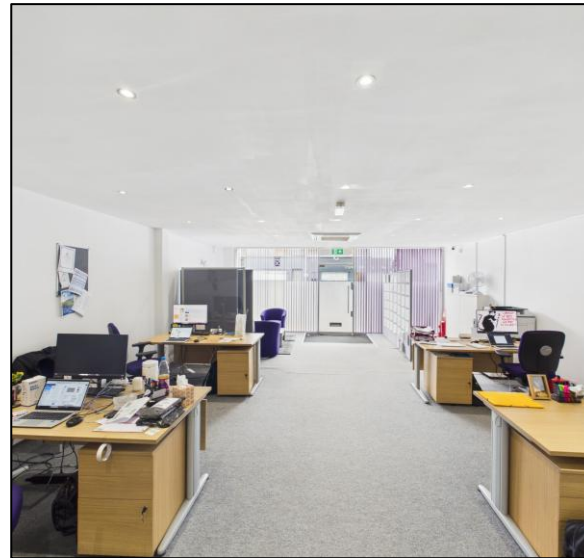


FIND ON GOOGLE MAPS



Description

9 BERESFORD TERRACE, AYR



The subjects comprise a terraced retail/office unit in a parade of similar units.

The property benefits from two large display windows with space for signage above, the internal accommodation comprises the following:

- Retail/General Office Area
- Two Private Offices
- Two W.C. Compartments (one offering disabled access)
- Tea Prep Area
- Store Room

Internally the unit is well appointed to a high standard throughout and includes two glass fronted private offices together with modern w.c. and tea prep facilities located to the rear.

	m ²	ft ²
Retail/Office Space	86.83	935

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).





Asking Price

Offers over **£120,000** are invited.

Rateable Value

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

RV £13,500

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

Energy Performance Certificate

The property has an energy rating of E 69. A copy of the EPC is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



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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