

TO LET

Commercial Unit

Modern accommodation

Suitable to a variety of uses

Vehicular and pedestrian access
doors

Potential for 100% rates relief

111.37 sq. m. (1,199 sq. ft.)

Offers over £8,500 per annum



VIRTUAL TOUR



WHAT 3 WORDS

24F PEEBLES STREET, AYR, KA8 8DS

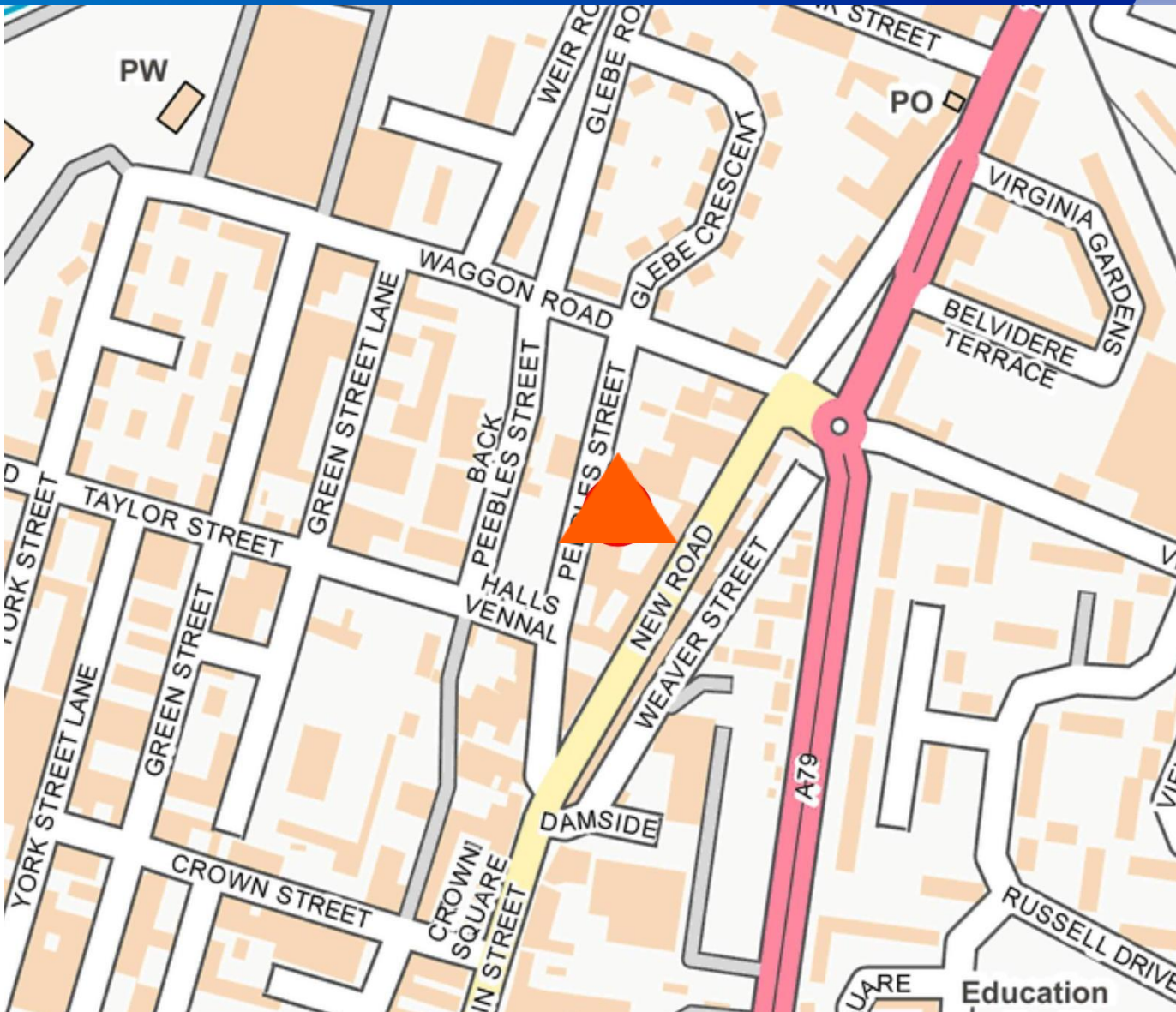
CONTACT: Daniel Bryson BSc (Hons) | d.bryson@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

24F PEEBLES STREET, AYR



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

The subjects are located on Peebles Street within the busy North Harbour district of Ayr, an established and popular commercial location to the north of the town centre.

Surrounding occupiers are a strong mix of residential and commercial occupiers with commercial occupiers including Pieroni Fishmongers, Appliance Fix, Halfords Autocentre and Caledonian Vehicle Solutions.

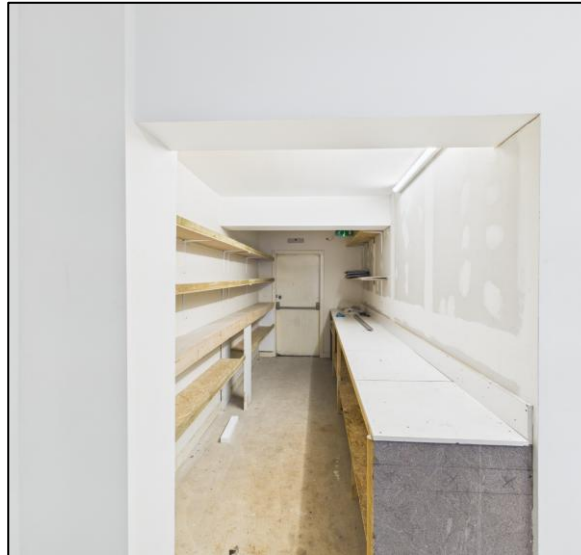


FIND ON GOOGLE MAPS



Description

24F PEEBLES STREET, AYR



The subjects comprise a mid terraced, ground floor commercial unit within a two storey and attic modern building of brick/block construction surmounted in a pitched and tiled roof. There are independent pedestrian and vehicular access to the front elevation with a rear pedestrian door providing emergency egress and access to common garden grounds.

Internally, the flooring is of concrete throughout in a painted finish with internal walls of plasterboard and paint. Ceilings are also of a plasterboard type in a painted finish.

Services are of three phase electricity, water and drainage only. Lighting is of LED and fluorescent tube style throughout.

	m ²	ft ²
	111.37	1,199

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).



Floor Plans

24F PEEBLES STREET, AYR





Rental

Offers over **£8,500 per annum** are invited.

Lease Terms

The subjects are 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 £10,200

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

Energy Performance Certificate

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

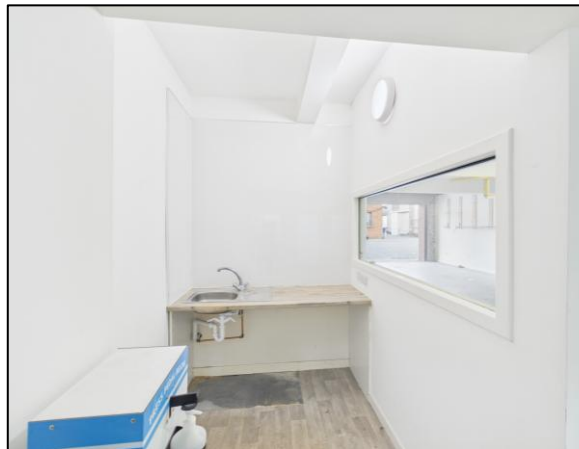
VAT

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 registration dues in the normal fashion.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Daniel Bryson BSc (Hons)
d.bryson@shepherd.co.uk



Arlene Wallace
d.bryson@shepherd.co.uk

Shepherd Chartered Surveyors
Cumbrae House, 15a Skye Road,
Prestwick, KA9 2TA

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.

shepherd.co.uk