

## FIRST FLOOR OFFICE SUITE

- > FIRST FLOOR OFFICE SUITE
- > PROMINENT MAIN ROAD LOCATION
- > FREE PUBLIC CAR PARK TO THE REAR
- > NO RATES PAYABLE
- > 112 SQ. M. (1,206 SQ. FT.)
- > SALE – OFFERS INVITED
- > LEASE – O/O £5,500 PER ANNUM

FOR SALE/MAY LET

**17B DALRYMPLE STREET, GIRVAN, KA26 9EU**

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## LOCATION

The subjects are located on Dalrymple Street in the heart of Girvan's town centre. The town is situated on the A77 Stranraer – Ayr trunk route and consequently the town enjoys a steady through traffic. In addition it is the main shopping area for surrounding hinterland.

Girvan is located 20 miles south of Ayr in the South Ayrshire Council area and has a resident population of around 7,000.

Nearby occupiers include Bank of Scotland, Co-operative Funeral Directors together with a selection of local traders such as solicitors, restaurateurs and newsagents.

## THE PROPERTY

The subjects comprise a first floor office suite within a traditional, end terraced bank building of stone construction. The distinctive building was built circa 1850 and is Listed Category "B".

Internal accommodation comprises the following:

### Ground Floor

- > Entrance Hall
- > Entrance Stairwell

### First Floor

- > Three Offices
- > Kitchen
- > Toilet

## RATING ASSESSMENT

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

RV £3,100

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

## ENERGY PERFORMANCE CERTIFICATE

The building currently has an energy rating of "G". A copy of the EPC is available upon request.

## LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length. Offers over **£5,500 per annum** are invited.

## PRICE

Offers are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the incoming tenant will be responsible for tax and recording fees in the normal fashion.

## VALUE ADDED TAX

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.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

17B DALRYMPLE STREET GIRVAN

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>112</b>	<b>1,206</b>

The above area has been calculated on an IPMS3 - Office basis.



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

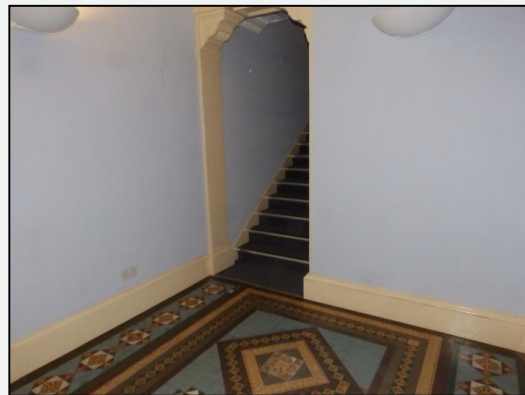
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17B DALRYMPLE STREET, GIRVAN



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