

MODERN OFFICE

- > PROMINENT TOWN CENTRE LOCATION
- > WELL APPOINTED OFFICE IN UPGRADED BUILDING
- > 37.6 SQ. M. (405 SQ. FT.)
- > OFFERS OVER £6,000 P.A.
- > NO RATES PAYABLE

Key
Lets

PROPERTY MANAGEMENT

Frenchy's Nails

& Beauty
01292 2819

TURNING POINT
SCOTLAND

TO LET

10 PARKHOUSE STREET, AYR, KA7 2HH

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01292 267987 www.shepherd.co.uk

**SHEPHERD**
COMMERCIAL

LOCATION

The subjects are located in Ayr's preferred estate agent location on Parkhouse Street, a busy thoroughfare which carries a high traffic volume at most times of day.

Nearby occupiers include Slater Hogg, Allen & Harris and Corum amongst others.

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

THE PROPERTY

The subjects comprise an office suite occupying the upper floor of a prominent two storey mid-terraced building with modern glazed frontage. Internally the subjects are well appointed throughout with gas central heating.

Internal accommodation comprises:

- > General Office
- > Private Office
- > Kitchen
- > Staff W.C.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

£3,450

The property will benefit from 100% rates remission for qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

Our clients are looking to find a sub-tenant for their lease which expires in May 2022.

RENT

The passing rent is **£6,000 + VAT per annum**.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

The property is elected for VAT.

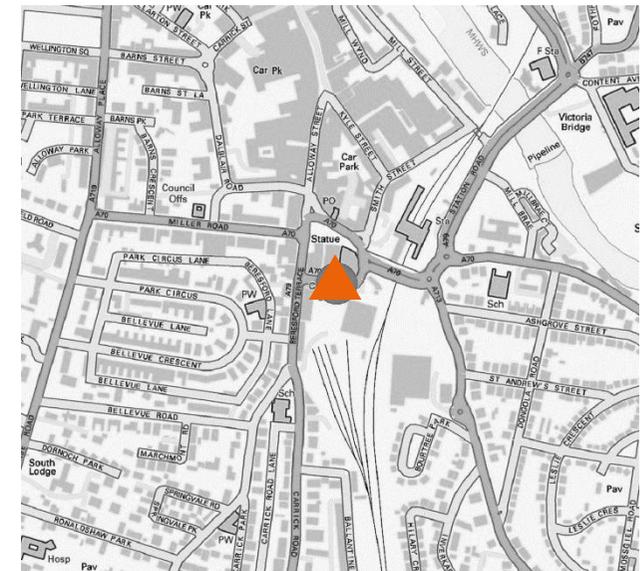
ANTI MONEY LAUNDERING REGULATIONS

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.

10 PARKHOUSE STREET, AYR

ACCOMMODATION	SqM	SqFt
TOTAL	37.6	405

The above area has been calculated on a net internal area basis.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **FEBRUARY 2020**

