

LOWER GROUND FLOOR OFFICES IN PERIOD BUILDING

- > 83.0 SQ. M. (894 SQ. FT.)
- > INCLUDES TWO CAR PARKING SPACES
- > FLEXIBLE LEASE LENGTH
- > NO RATES PAYABLE
- > OFFERS OVER £12,500 + VAT PER ANNUM

TO LET

LOWER GROUND FLOOR, 21 WELLINGTON SQUARE, AYR KA7 1EZ

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LOCATION

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

The property is located on Wellington Square, one of Ayr's most popular office locations, within easy walking distance of Ayr town centre and within close proximity of the beach.

On-street car parking is available in the area.

THE PROPERTY

The subjects comprise a terraced two storey attic and basement townhouse formed in stone and slate having the benefit of a security entry system and with communal car parking to the rear.

All communal areas have recently been re-carpeted and decorated to a high standard with kitchens and toilets in the basement and first floor renewed and upgraded. Externally the property has been redecorated and refurbished.

The internal accommodation comprises the following;

- > One General Office
- > Two Private Offices

In addition the subjects benefit from modern communal kitchen and w.c. facilities also located at lower ground floor level.

RATING ASSESSMENT

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

Room 1	RV £1,800
Room 2	RV £2,350
Room 3	RV £4,150

100% rates remission is available for qualifying occupiers under the Small Business Bonus Scheme.

LEASE TERMS

The premises are available on a new lease of negotiable length.

The rent quoted include a service charge covering all outgoings except building insurance, telephone/internet costs and rates – further details available upon request. Rent

Rental offers over **£12,500 + VAT per annum** are invited.

PARKING

Private car parking is available to the rear of the property although there is limited availability, further information upon request.

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

All prices, rents and premiums, where quoted, are exclusive of VAT.

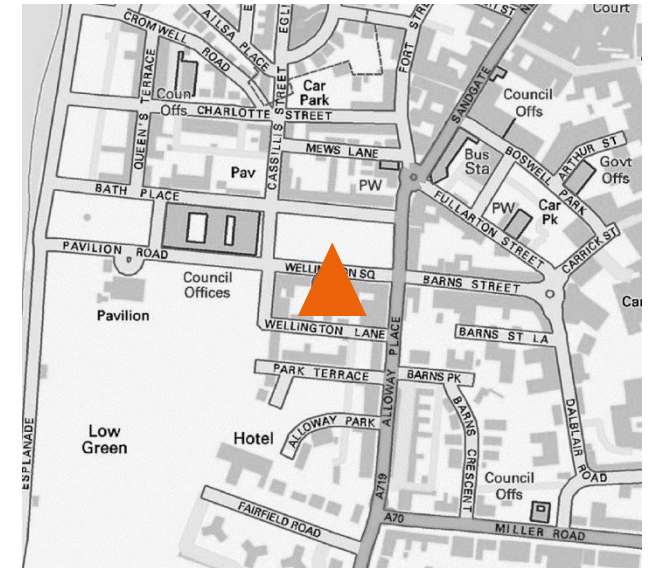
ANTI MONEY LAUNDERING REGULATIONS

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.

21 WELLINGTON SQUARE, AYR

ACCOMMODATION	SqM	SqFt
Three Office Rooms	83.0	894

The above area has been calculated on a net internal 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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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. **MARCH 2021**