



**TO LET  
FOR SALE**

**TOWN CENTRE  
OFFICE  
ACCOMMODATION**

ATTRACTIVE MODERN OFFICES

EXCELLENT CENTRAL  
LOCATION

NO RATES PAYABLE SUBJECT  
TO STATUS

83.4 SQ. M. (898 SQ. FT.)

RENT – O/O £6,500 P.A.

SALE – O/O £45,000



VIDEO TOUR



WHAT 3 WORDS

**68 KYLE STREET, AYR, KA7 1RZ**

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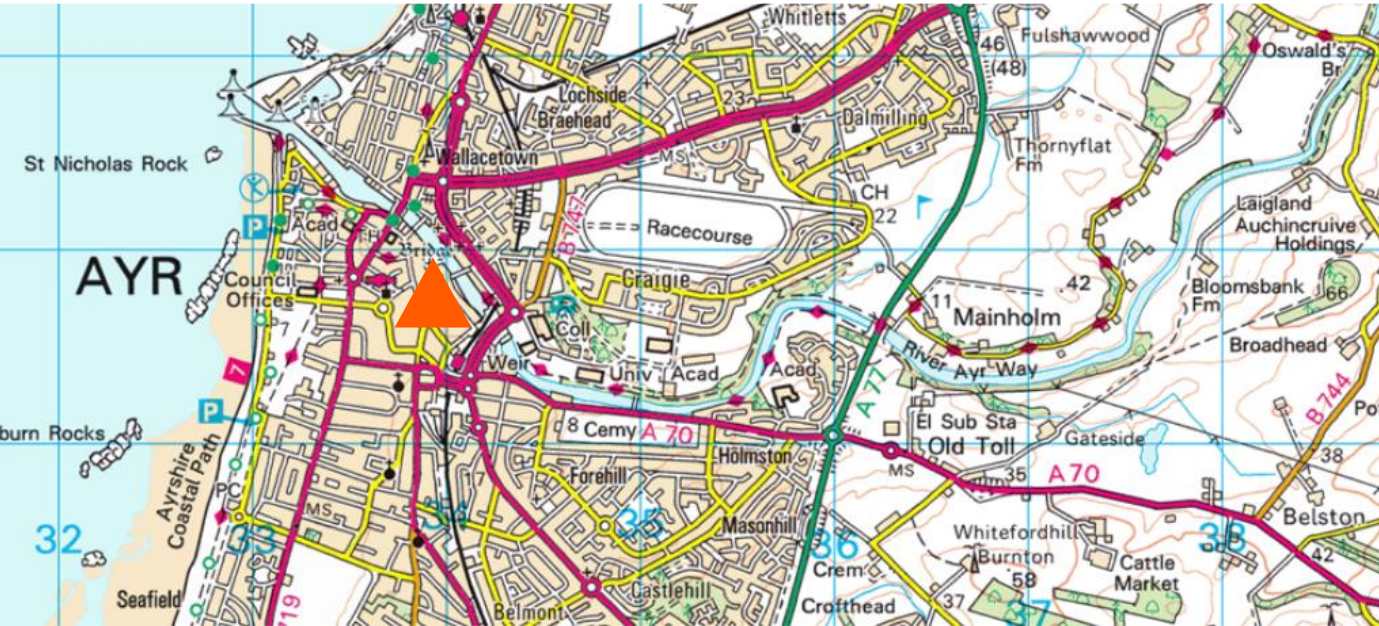






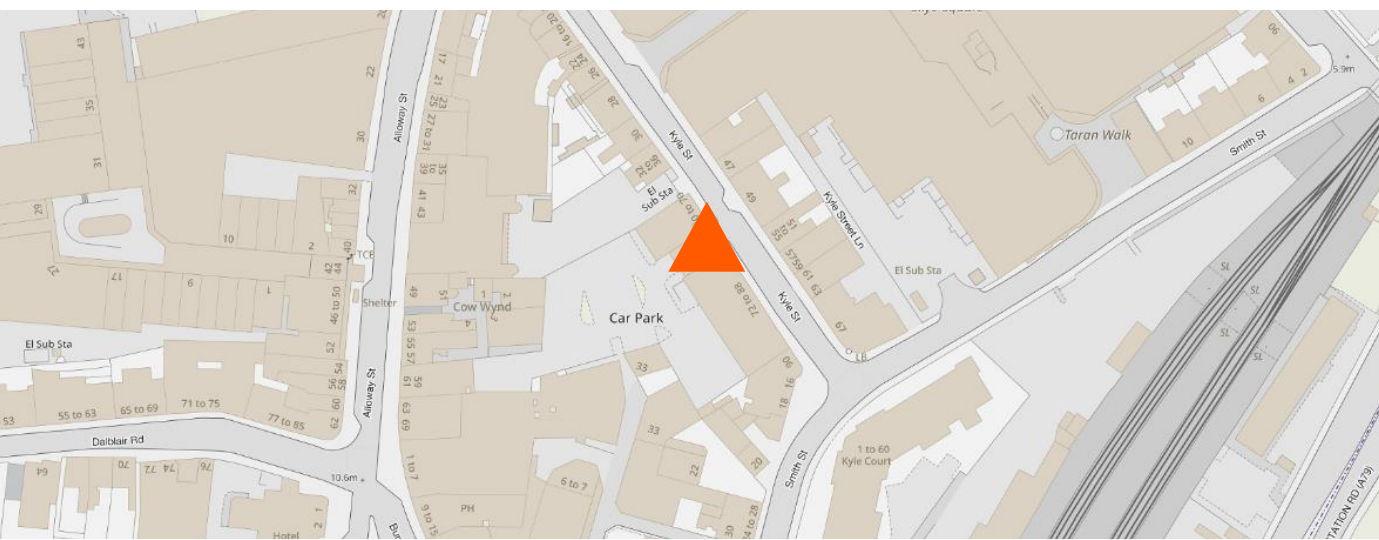
# Location

68 KYLE STREET, AYR



The property enjoys the benefit of an excellent central commercial location on Kyle Street around 200 metres from both prime High Street shopping and the popular Ayr Central retail complex.

Ayr is the principal settlement within the South Ayrshire Council area and has a resident population of around 46,800.



# Description



FIND ON GOOGLE MAPS







# Description

68 KYLE STREET, AYR



The subjects comprise a modern fully fitted second floor office suite contained within a mixed retail, office and residential block.

Internal accommodation comprises the following:

- > Reception/General Office
- > 4 Offices
- > Kitchen Area
- > Ladies/Gents Toilets

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>83.4</b>	<b>898</b>

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental

Offers over **£6,500 per annum** are invited.

## Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

## Price

Offers over **£45,000** are invited.

## Rateable Value

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

RV £4,750

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

## Energy Performance Certificate

The property has a current energy rating of G 560.

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 recording dues in the normal fashion.

## 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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