

HIGH QUALITY TOWN CENTRE OFFICE ACCOMMODATION

- > FULLY MODERNISED PERIOD BUILDING
- > FLEXIBLE LEASE TERMS
- > COMPETITIVE RENTALS
- > NO RATES PAYABLE
- > SUITES FROM 187 SQ. FT.

TO LET

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.

LEASE TERMS

The offices are available for a minimum period of 12 months.

The rents quoted include a service charge covering all outgoings except building insurance, telephone/internet costs and rates – further details available upon request. 100% rates remission is available to occupiers under the Small Business Bonus Scheme.

RATEABLE VALUES

Lower Ground East	RV £4,150
Lower Ground North West	RV £1,800
Lower Ground South West	RV £2,350
Ground Floor West	RV £5,000
Attic North East	RV £1,250

RENT

Lower Ground East	Offers over £6,000 p.a. + VAT
Lower Ground North West	Offers over £2,750 p.a. + VAT
Lower Ground South West	Offers over £4,000 p.a. + VAT
Ground Floor West	Offers over £7,500 p.a. + VAT
Attic North East	Offers over £2,500 p.a. + VAT

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.

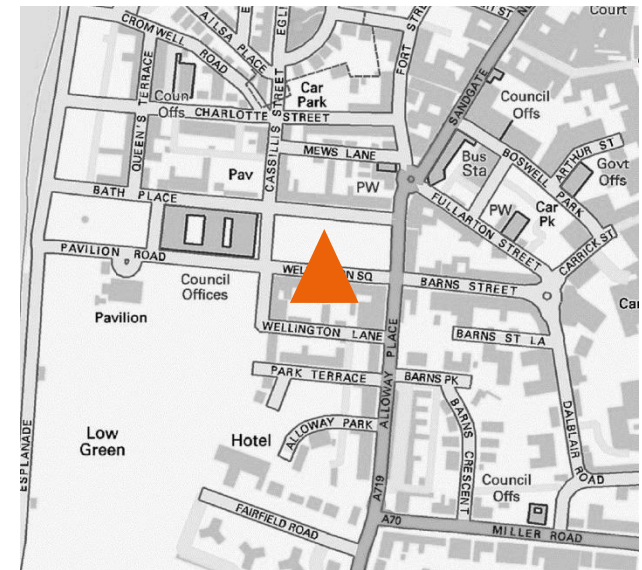
ANTI MONEY LAUNDERING REGULATIONS

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
Lower Ground East	39.50	425
Lower Ground North West	17.4	187
Lower Ground South West	26.2	282
Ground Floor West	45.8	504
Attic North East	18.4	198

The above areas have been calculated on a net internal basis.



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

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