

TOWN CENTRE OFFICE ACCOMMODATION

- > MODERN TOWN CENTRE OFFICE
- > AVAILABLE ON A FLOOR BY FLOOR BASIS
- > DDA COMPLIANT
- > INCLUDES SECURE PRIVATE PARKING
- > R.O.A.

35/37 CARRICK STREET, AYR, KA7 1NT

CONTACT: Patrick Cairney p.cairney@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
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TO LET



LOCATION

The subjects are located on Carrick Street close by its junction with Fullarton Street in the heart of Ayr town centre. The area is one of mixed use including retail, offices and residential, the Kyle Shopping Centre and Gaiety Theatre are the largest space users in the immediate vicinity. In addition to private parking spaces the immediate area has a number of public car parks.

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000.

THE PROPERTY

The subjects comprise a modern four storey office building of brick construction with pitched and concrete tile roof.

Individually each floor is currently comprises the following:-

- > Flexible Open Plan Accommodation
- > Private Offices
- > Male/Female and Disabled Toilets

Access to each floor is via staircase and passenger lift.

The property benefits from a secure private car park to the rear.

Our clients have commenced refurbishment works which have required each floor to be stripped back to allow for new floor coverings, new lighting and new ceiling tiles etc.

It is estimated that it would take 2 months to complete these works.

RATING ASSESSMENT

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

35 Carrick Street

First floor RV £50,000

Second Floor RV £52,750

37 Carrick Street

First and Second Floor RV £70,750

ENERGY PERFORMANCE CERTIFICATE

The building has a current energy rating of D. 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.

RENT

Rent on application. Competitive incentive packages available to suit individual requirements.

ACCOMMODATION	SqM	SqFt
35 Carrick Street		
First	405.05	4,360
Second	405.05	4,360
TOTAL	1,012.63	10,900
37 Carrick Street		
1 st Floor	293.57	3,160
2 nd Floor	293.57	3,160
TOTAL	587.14	6,320

The above areas have 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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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.

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 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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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. **UPDATED MARCH 2022**

