

RESTAURANT

- > ATTRACTIVE RIVERSIDE LOCATION
- > FORMER RESTAURANT
- > SUITABLE TO A VARIETY OF USES SUBJECT TO PLANNING
- > RECENTLY REFURBISHED
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 206.98 SQ. M. (2,227 SQ. FT.)
- > OFFERS OVER £12,000 PER ANNUM

TO LET

38 NORTH HARBOUR STREET, AYR, KA8 8AH

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk | David Houston david.houston@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in a busy commercial district of Ayr on North Harbour Street close to the town centre with potential business from both residential and industrial occupiers in the vicinity.

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

THE PROPERTY

The subjects comprise former restaurant premises occupying the ground floor of a two storey and attic mid terrace property with two storey projection to the rear.

The property has recently undergone extensive refurbishment with accommodation comprising:

Ground:

- > Front Sales
- > Rear Sales/Storage
- > Male, Female and Disabled W.C. Facilities

First:

- > Storage

Recent refurbishments include a full electrical rewire, plumbing renewal, LED light fittings throughout and reroofing to the entire property.

RATING ASSESSMENT

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

RV £7,600

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 126.

A copy of the EPC is available upon request.

PLANNING

The property traded previously as a restaurant but would be equally suited to office or retail use.

LEASE TERMS

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

RENT

Offers over **£12,000 per annum** are invited.

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.

ACCOMMODATION	SqM	SqFt
Ground	132.53	1,426
First	74.45	801
TOTAL	206.98	2,227

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

Kevin N Bell kevin.bell@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk | David Houston david.houston@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. **JULY 2024**

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.



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 kevin.bell@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk | David Houston david.houston@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. **JULY 2024**