

38 NORTH HARBOUR STREET, AYR, KA8 8AH



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:

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

RV £7,600

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

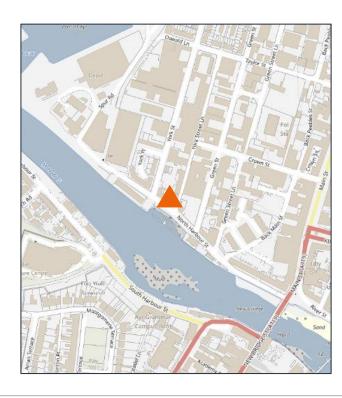
Offers over £12,000 per annum are invited.

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.

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

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





All prices, rents and premiums, where quoted, are exclusive of $\ensuremath{\mathsf{VAT}}$

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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