



TO LET

OFFICE/RETAIL UNIT

PROMINENT CORNER
LOCATION OVERLOOKING
WELLINGTON SQUARE

LARGE DISPLAY FRONTAGE

NO RATES PAYABLE SUBJECT
TO STATUS

125.38 SQ. M. (1,350 SQ. FT.)

OFFERS OVER £10,000 PER
ANNUM



VIDEO TOUR



WHAT 3 WORDS

62 FORT STREET, AYR, KA7 1EH

CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

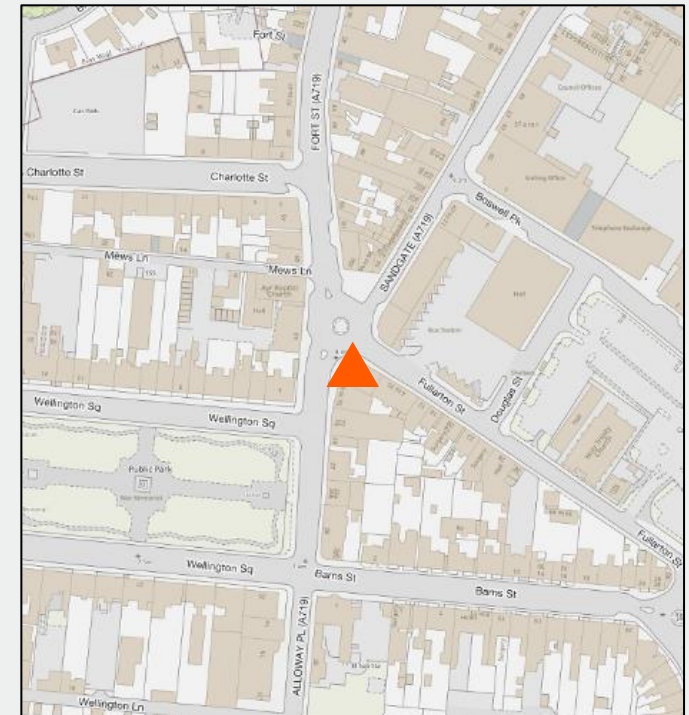
62 FORT STREET, AYR



Location

The subjects are located at the junction of Fort Street and Fullarton Street and opposite Ayr Bus Station. The area is a mix of retail office and residential uses with the subjects occupying a highly visible corner position on one of Ayr's busiest thoroughfares.

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



FIND ON GOOGLE MAPS



Description

62 FORT STREET, AYR



Description

The subjects comprise an office/retail unit occupying the ground and basement floors of a 4 storey tenement of traditional stone construction. The shop has excellent display frontage to both Fort Street and Fullarton Street.

Internal accommodation comprises the following:

Ground Floor

- > Reception/Waiting Area
- > Private Office
- > Meeting Room
- > Storage
- > Tea Prep Area
- > Staff W.C.

Basement

- > Storage

Accommodation

	m ²	ft ²
Ground	62.21	670
Basement	63.17	680
TOTAL	125.38	1,350

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 **£10,000 per annum** are invited.

Lease Terms

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

Rateable Value

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

RV £7,100

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

Energy Performance Certificate

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 with the tenant being responsible for tax and registration 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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