

MODERN OFFICE/RETAIL PREMISES

- > COMMERCIAL UNIT WITHIN POPULAR SEAFRONT RESIDENTIAL DEVELOPMENT
- > 48.0 SQ. M. (516 SQ. FT.)
- > OFFERS OVER £6,000 PLUS VAT PER ANNUM
- > NO RATES PAYABLE

C-S-S

TO LET

UNIT 4 CHURCHILL TOWER, SOUTH HARBOUR STREET, AYR, KA7 1JT

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 units form part of a modern mixed use development which overlooks a landscaped central piazza enjoying the benefit of a unique seafront location in the South Harbour area within easy reach of the main retail and business areas of the town.

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

THE PROPERTY

The subjects comprise a modern ground floor unit suited to retail or office use within a terrace of similar with residential flatted accommodation above.

Internal accommodation comprises the following:

- > General Office
- > Private Office
- > Tea Prep Area
- > W.C. Compartment

The property is modern and well presented throughout.

RATING ASSESSMENT

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

RV £4,800

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC's are available upon request.

LEASE TERMS

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

RENT

Offers in excess of £6,000 plus VAT per annum

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

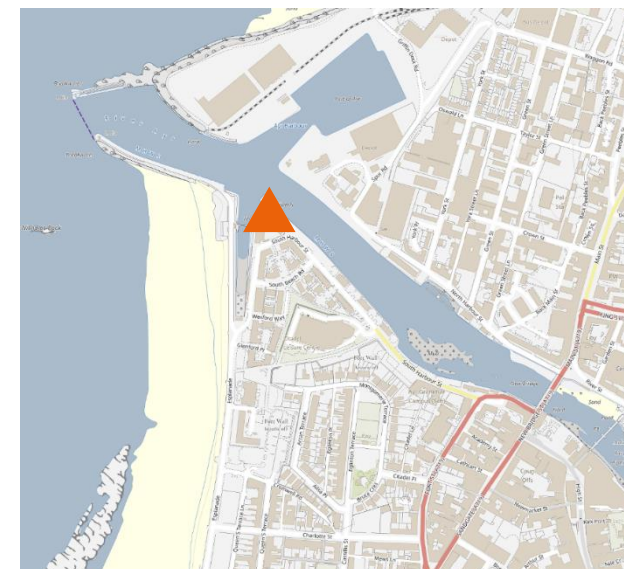
The property is elected for VAT.

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.

ACCOMMODATION	SqM	SqFt
	48.0	516

The above area has been calculated on a net internal basis.



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

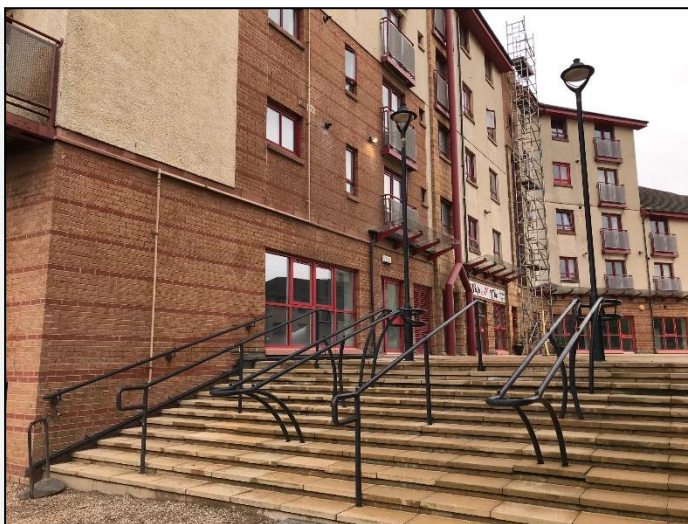
Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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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. **MAY 2024**

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