



## PROMINENT RETAIL UNIT

- > TOWN CENTRE LOCATION
- > EXCELLENT 'WALK-IN' CONDITION
- > 41.51 SQ. M. (447 SQ. FT.)
- > 100% RATES RELIEF SUBJECT TO STATUS
- > OFFERS OVER £4,500 PER ANNUM
- > ESTABLISHED RETAIL PARADE

TO LET

**14 TOWNHEAD STREET, STEVENSTON, AYRSHIRE, KA20 3AG**

**CONTACT:** Liam Loudon BA (Hons) MSc MRICS [liam.loudon@shepherd.co.uk](mailto:liam.loudon@shepherd.co.uk) | David Houston BSc (Hons) [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
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## LOCATION

The subjects are located within the town of Stevenston which lies in the North Ayrshire Council area and has a population of approximately 9,100. Stevenston lies in the North Ayrshire Council area and forms a small conurbation with the adjoining towns of Ardrossan and Saltcoats known as the "Three Towns".

The town enjoys reasonable transport links via the A78 and has the benefit of a mainline railway station.

The property is located on the north side of Townhead Street, opposite Stevenston Post Office within an established commercial area, in a town-centre setting.

## THE PROPERTY

The subjects comprise a prominent retail unit occupying the ground floor of a two-storey building formed in stone with a rendered finish surmounted by a pitched concrete tile roof with a shared garden area to the rear.

Internal accommodation comprises the following:

- > Sales area
- > Staff Area
- > Storage
- > W.C.

## RATING ASSESSMENT

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

RV £3,050

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

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be made available upon request.

## PRICE

Offers over **£4,500 per annum** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

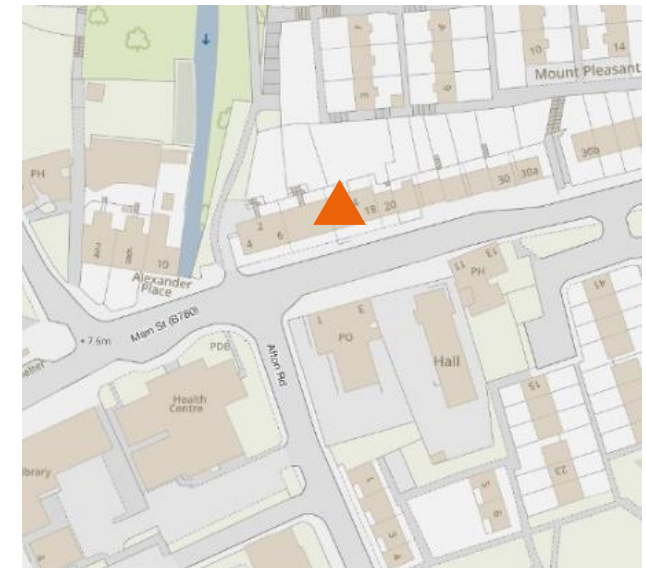
## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>41.51</b>	<b>447</b>

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. **NOVEMBER 2023**

**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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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