

SERVICED OFFICE UNIT

- > CONVENIENT TOWN CENTRE LOCATION
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 61.54 SQ. M. (663 SQ. FT.)
- > RENT £7,500 PER ANNUM

TO LET/MAY SELL

4A THE SQUARE, CUMNOCK, KA18 1BG

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LOCATION

The subjects are located in the town of Cumnock one of the principal settlements in the East Ayrshire Council area having a resident population of around 9,400.

The property forms part of The Square a pedestrianised town centre public space containing a range of both commercial and residential premises.

THE PROPERTY

The subjects comprise first floor and attic office accommodation within a traditional two storey and attic mid-terraced property formed in stone and slate.

Access is via a shared entrance doorway.

Internal accommodation comprises the following:

First Floor:

- > Office
- > Kitchen
- > W.C.

Attic:

- > 2 x Offices

RATING ASSESSMENT

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

First Floor RV £1,650

Attic RV £1,850

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.

LEASE TERMS

The property is available on a new lease of negotiable length.

RENT

Offers over **£7,500 per annum** are invited.

The rent is inclusive of utility costs, building insurance and repairs to common parts.

SALE

Our clients may consider selling the property, further information available upon request.

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

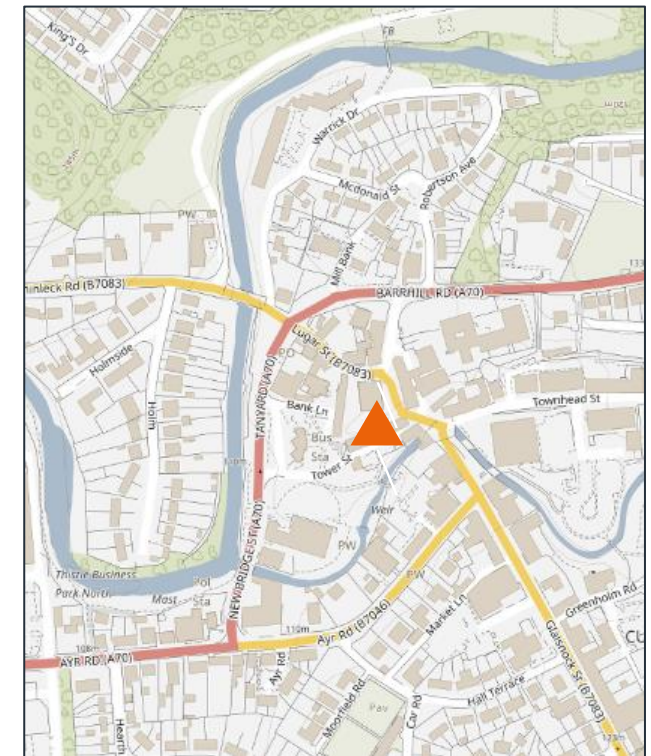
All prices, rents and premiums, where quoted, are exclusive of VAT.

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

4A THE SQUARE, CUMNOCK

ACCOMMODATION	SqM	SqFt
First Floor	28.23	304
Attic	33.31	359
TOTAL	61.54	663

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

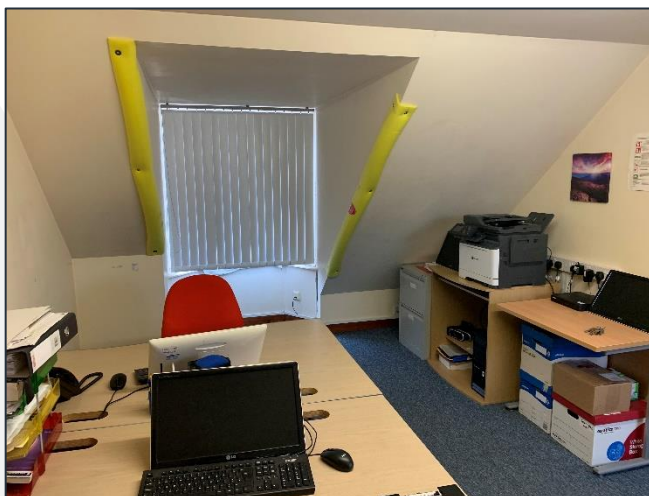
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, 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**



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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