

RETAIL PREMISES

- > PROMINENT COMMERCIAL LOCATION CLOSE TO RAILWAY STATION
- > 103.92 SQ. M. (1,118 SQ. FT.)
- > PARTIAL RATES REMISSION AVAILABLE TO QUALIFYING OCCUPIERS
- > OFFERS OVER £12,000 PER ANNUM
- > MAY SELL – OFFERS INVITED

 **TOTALLY WICKED**[®]
THE WORLD'S PREMIER VAPING RETAILER

TO LET


01292 267987
www.shepherd.co.uk

TO LET/MAY SELL

37/39 BURNS STATUE SQUARE, AYR, KA7 1SZ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk David Houston BSc (Hons) david.houston@shepherd.co.uk
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SHEPHERD
COMMERCIAL

LOCATION

The subjects are located in a prominent retailing area on Burns Statue Square a secondary shopping street located to the south of the town's pedestrianised High Street in close proximity Ayr Railway Station, local bus stops and the Odeon cinema.

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000. Accessibility has improved with the M77 upgrade around 15 years ago.

THE PROPERTY

The subjects comprise a former bookmakers within a mid terrace three storey sandstone building surmounted by a pitched roof clad in slate with single storey rear extension.

Internal accommodation comprises the following:

- > Sales area
- > Tea Prep
- > Staff w.c.
- > Customer w.c.
- > Disabled access w.c.

RATING ASSESSMENT

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

RV £13,400

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme in the financial year 2023/2024.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

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.

PRICE

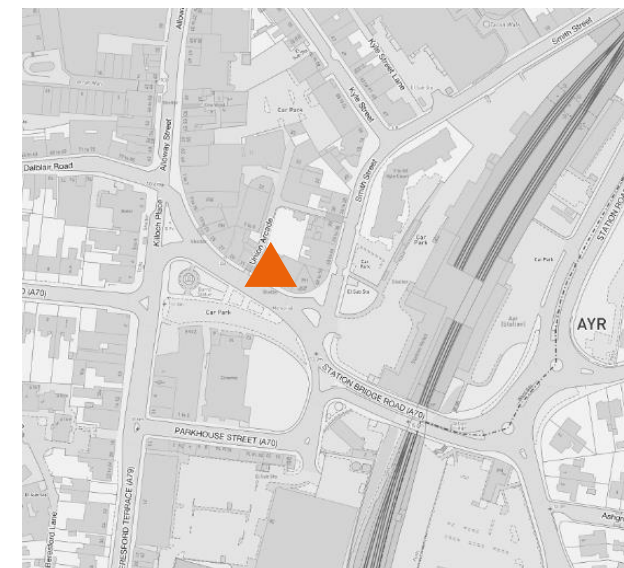
May Sell – Offers invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

ACCOMMODATION	SqM	SqFt
TOTAL	103.92	1,118

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. **JULY 2024**



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.

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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