

## RETAIL/SALON ACCOMMODATION

- > CONVENIENT VILLAGE CENTRE LOCATION
- > RECENTLY REFURBISHED
- > 31.23 SQ. M. (336 SQ. FT.)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > OFFERS OVER £7,200 PER ANNUM

TO LET

**24 TOWNFOOT, DREGHORN, IRVINE, KA11 4EG**

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01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located on the north side of Townfoot close to its junction with Annick Drive in an area of mixed commercial and residential uses.

Dreghorn has a population of around 4,100 and lies in the North Ayrshire Council area immediately west of Irvine and north of the A71 Irvine/Kilmarnock trunk route.

## THE PROPERTY

The subjects comprise an end terraced single storey retail unit forming part of a parade of shops formed in stone and surmounted by a pitched roof clad in slate.

Internal accommodation comprises the following:

- > Retail Area
- > Staff/Tea Prep
- > W.C.

## RATING ASSESSMENT

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

RV £2,850

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

## ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of E 64.

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 **£7,200 per annum** are invited.

## COSTS

The tenant will be responsible for both parties legal costs incurred in the transaction and will be responsible for tax and registration dues where applicable.

## 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.

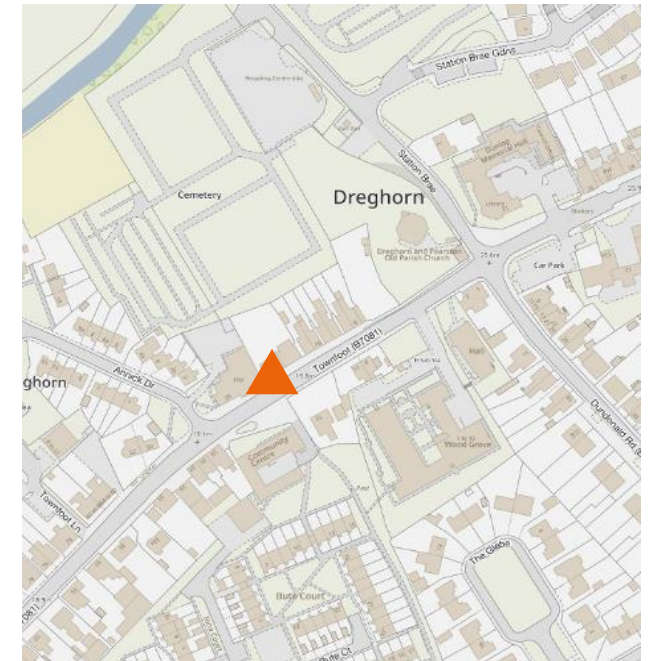
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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.

24 TOWNFOOT, DREGHORN, IRVINE

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>31.23</b>	<b>336</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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