

RESTAURANT PREMISES

- > PART OF NEIGHBOURHOOD PARADE ANCHORED BY CO-OP
- > SIGNIFICANT NEW HOUSE BUILDING IN IMMEDIATE LOCALITY
- > LARGE CAR PARK TO REAR
- > ALSO SUITABLE FOR OFFICE/RETAIL USE
- > 147.59 SQ. M. (1,589 SQ. FT.)
- > OFFERS OVER £19,000 PER ANNUM

TO LET

6 CUMBRAE DRIVE, AYR, KA7 4GA

CONTACT: Kevin N Bell kevin.bell@shepherd.co.uk | Arlene Wallace a.wallace@shepherd.co.uk | David Houston david.houston@shepherd.co.uk
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LOCATION

The subjects are located on the A719 Dunure road in an area of established residential use in the Doonfoot district of Ayr around three miles south of the town centre.

The premises form part of a three unit parade with other units occupied as a Co-op foodstore and hot food takeaway.

There has been significant new housebuilding in the area in recent years of which the process which is ongoing.

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

THE PROPERTY

The subjects comprise restaurant premises formed over ground and first levels set within a modern retail development.

The internal accommodation comprises the following:

Ground Floor

- > Restaurant Area
- > Kitchen

First Floor

- > Additional Restaurant Area
- > Customer W.C.'s

Access between floors is available via staircase and elevator.

The unit has traded historically as an Italian and Indian restaurant and is suited to a variety of restaurant styles.

RATING ASSESSMENT

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

RV £15,800

Partial 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 full repairing and insuring lease of negotiable length.

RENT

Rental offers over **£19,000 per annum** are invited.

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.

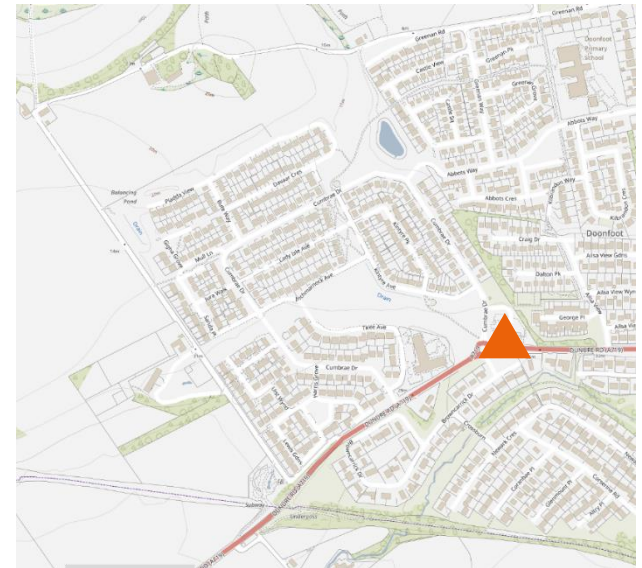
VALUE ADDED TAX

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.

ACCOMMODATION	SqM	SqFt
Ground	82.95	890
First	64.64	696
TOTAL	147.59	1,589

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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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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