

2 GLENMUIR PLACE, AYR, KA8 9RP



LOCATION

The subjects are located on Glenmuir Place at its junction with Main Road in the Whitletts district of Ayr. The property forms part of a neighbourhood parade containing a range of local traders with ample on street car parking available in the area.

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

THE PROPERTY

The subjects comprise a single storey retail unit formed in brick walls with mineral felt roof. The shop has a modern aluminium framed display window and doorway both of which are protected by electrically operated roller shutters.

Internal accommodation comprises the following:

- > Large Sales Area
- > Staff Kitchen
- > Two staff W.C.'s

Internally the subjects have a solid floor and acoustic tiled ceiling

PLANNING

Planning consent was granted by South Ayrshire Council under reference 23/00349/APP on 8th June 2023 permitting a change of use to a hot food takeaway.

RATING ASSESSMENT

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

RV £7,100

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 G 165.

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 £8,500 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.

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.

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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ACCOMMODATION	SqM	SqFt
TOTAL	87.72	944

The above area has been calculated on a net internal basis.



For further information or viewing arrangements please contact the sole agents:

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