



RETAIL UNIT AT DOWHILL FARM

- > LOCATED WITHIN POPULAR VISITOR ATTRACTION
- > MODERN RETAIL PREMISES
- > 157.3 SQ. M. (1,694 SQ. FT.)
- > MAY SUB-DIVIDE
- > OFFERS OVER £12,000 P.A.

TO LET

DOWHILL FARM, BY TURNBERRY, KA26 9JP

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects form part of Dowhill Farm which is set in a prominent coastal location on the A77 a short distance from Turnberry and around 17 Miles south of Ayr and approx. 4 miles north of Girvan.

DESCRIPTION

The premises comprise two linked retail units within the Dowhill Farm complex which includes a farm shop and restaurant together with external patio areas and ample free parking.

The unit includes two linked modern retail areas together with w.c. facilities.

Our client's preference is to let as a single unit although two separate leases may be considered.

RATEABLE VALUE

The property is entered in the Valuation Roll as follows:

RV £7,200

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

LEASE

The subjects are available on a new lease of negotiable length.

Offers over **£12,000 p.a.** are invited.

Individual rents for units 1 or 2 available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is 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.

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
Unit 1	91.0	980
Unit 2	66.3	714
TOTAL	157.3	1,694

The above areas have been calculated on a net internal area basis.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk



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