

## MODERN OFFICE

- > PROMINENT TOWN CENTRE LOCATION
- > WELL APPOINTED OFFICE IN AN UPGRADED BUILDING
- > OFFERS OVER £7,000 P.A. + VAT
- > 64.2 SQ. M. (691 SQ. FT.)
- > 100% RATES REMISSION

TO LET

**20 PARKHOUSE STREET, AYR, KA7 2HH**

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## LOCATION

The subjects are located in Ayr's preferred estate agent location on Parkhouse Street, a busy thoroughfare which carries a high traffic volume at most times of day.

Nearby occupiers include Slater Hogg, Allen & Harris and Corum amongst others.

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

## THE PROPERTY

The subjects comprise an office suite occupying the upper floor of a two storey mid-terraced building with modern glazed frontage.

Internal accommodation comprises:

- > Four Offices
- > Kitchen
- > Two W.C.'s

## RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

£6,000

The property will benefit from 100% rates remission for 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 **£7,000 + VAT** 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

The property is elected for VAT.

## 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.



20 PARKHOUSE STREET, AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>64.2</b>	<b>691</b>

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



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

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