



TO LET

SALON

PROMINENT TOWN CENTRE
LOCATION

MODERN WELL APPOINTED
SALON

100% RATES REMISSION
SUBJECT TO STATUS

28.6 SQ. M. (308 SQ. FT.)

OFFERS OVER £6,000 PER
ANNUM



VIDEO TOUR



WHAT 3 WORDS

47D DALBLAIR ROAD, AYR, KA7 1UF

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Location

47D DALBLAIR ROAD, AYR



The subjects are located on Dalblair Road, a busy secondary town centre location.

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



FIND ON GOOGLE MAPS



Description

47D DALBLAIR ROAD, AYR



Description

The subjects comprise a retail unit forming part of a modern four storey building formed in brick and concrete tile, the upper floors comprise self-contained flats.

Internal accommodation comprises the following:

- > Salon
- > Store
- > W.c.

Accommodation

	m ²	ft ²
Total	28.6	308

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Offers over **£6,000 per annum** are invited.

Lease Terms

The property is available on a new full repairing and insuring lease of negotiable length.

Rateable Value

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

RV £4,600

100% 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.

VAT

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.

Legal 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.

Get in Touch

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



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Shepherd Chartered Surveyors

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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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