

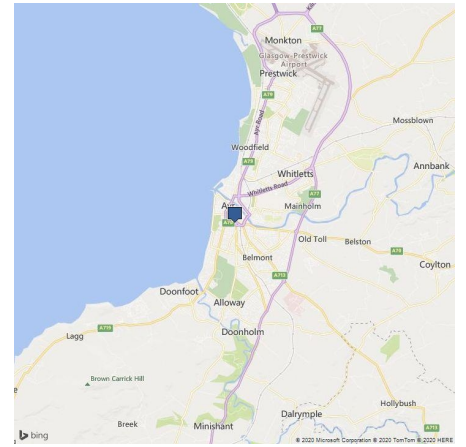


6 Miller Road, Ayr, KA7 2AY

- Desirable commercial location
- Potential for 100% rates relief
- Office suites ranging from 14.73 - 37.30 sq m (159 - 401 sq ft)

The subjects comprise a two storey end terraced traditional office building principally of solid stone construction beneath a pitched and slated roof. The building has subsequently been extended comprising interconnecting rear extensions of stone/brick construction beneath pitched and slated roofs. The subjects benefit from garden grounds to the rear with a small forecourt car parking area to the front elevation which allows for 5/6 car parking spaces.

Internally the suites comprise fully modernised cellular office accommodation with common WC and kitchen facilities.



LOCATION

Ayr is situated within South Ayrshire and serves as the main administrative centre of the South Ayrshire Council. The town has a resident population of approximately 46,849 persons (Census 2011). The town of Ayr is situated approximately 14 miles south west of Kilmarnock, 35 miles south west of Glasgow and 10 miles north of Maybole.

The town lies adjacent to the A77 which is the primary arterial route from Glasgow to Stranraer and the south west. The town has a strong tradition as a market and tourist town and benefits from the transport network via the A77/M77 to Glasgow, and the A70 linking into the M74 motorway. The town is also served by a mainline railway station located to the south of the town centre giving rapid commuter access to Glasgow.

The subject property is prominently situated in the north side of Miller Road close to the junction with Killoch Place.

SIZE

Suites range from 159 - 401 Sq Ft (14.73 - 37.30 Sq M).

RENT

From £22.00 per sq ft.

TENURE

The subjects are available to let on an internal repairing and insuring basis.

USE CLASS

Office

VAT

The rental quoted is exclusive of VAT. VAT is currently payable upon rent and any other charges.

LEGAL COSTS

Each party will be responsible for meeting their own reasonable legal costs incurred in the granting of the new lease.

EPC

EPC rating 'F'. Certificate available on request.

To arrange a viewing contact:



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Sorcha Johnstone

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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