

## TOWN CENTRE OFFICE ACCOMMODATION

- > MODERN OFFICE SUITE WITHIN FORMER COACHING HOUSE CONVERSION
- > 25% RATES RELIEF SUBJECT TO STATUS
- > 144.78 SQ. M. (1,558 SQ. FT.)
- > OFFERS OVER £17,000 PER ANNUM

TO LET

**SUITE 1 BERESFORD COURT, 8 BERESFORD LANE, AYR, KA7 2DW**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The property is located within Beresford Court a good commercial location within a conservation area forming part of a well established office locality close to the town centre and transport links.

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 modern ground floor office suite within a former coaching house formed in brick and slate.

Internal accommodation comprises the following:

- > 4 private offices
- > Large open plan office
- > Kitchen/staff area
- > Male and female w.c.

## RATING ASSESSMENT

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

RV £19,000

25% 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.

## LEASE TERMS

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

## RENT

Offers over **£17,000 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

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 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.

SUITE 1 BERESFORD COURT,  
BERESFORD LANE, AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>144.78</b>	<b>1,558</b>

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



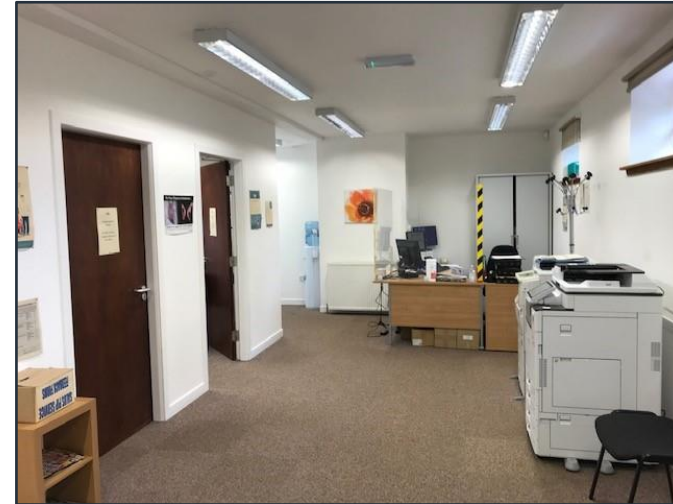
**For further information or viewing arrangements please contact the sole agents:**

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

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