



## TOWN CENTRE OFFICE ACCOMMODATION

- > BUSY TOWN CENTRE LOCATION
- > SUITED TO OFFICE OR RETAIL USE
- > 35.5 SQ. M. (382 SQ. FT.)
- > 100% RATES RELIEF SUBJECT TO STATUS
- > OFFERS OVER £10,000 + VAT PER ANNUM

TO LET

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

**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)  
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## LOCATION

Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000.

Ayr is the main shopping and administrative centre for the area and in addition, is a traditional Clyde Coast holiday resort. Consequently, the town benefits from a wide range of services and facilities.

Specifically the subjects are located on Parkhouse Street, a popular secondary retailing area adjacent to Burns Statue Square. Nearby occupiers include Allen & Harris and Slater Hogg & Howson.

Parkhouse Street is a busy one-way street carrying a high traffic volume at most times of the day.

## THE PROPERTY

The subjects comprise a mid terrace ground floor office unit forming part of a two storey terrace of similar.

Internal accommodation comprises the following:

- > Open plan office
- > Private office
- > Storage
- > W.c.

## RATING ASSESSMENT

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

RV £7,900

The proposed Rateable Value from 1<sup>st</sup> April 2023 is RV £7,900

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

## ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of G 286.

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.

The property is elected for VAT. The tenant will be responsible for fees and costs involved in the management and repair of the subjects and common parts.

## RENT

Offers over **£10,000 + 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.

14 PARKHOUSE STREET, AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>35.5</b>	<b>382</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  
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2023**



## 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.



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