

TIONERY | SCOTTISH GIFTS

**TO LET**  
SHEPHERD  
COMMERCIAL  
01292 267987  
www.shepherd.co.uk

**REDUCED  
RENT**

## RETAIL PREMISES

- > ATTRACTIVE, WELL APPOINTED RETAIL PREMISES
- > EXCELLENT CENTRAL LOCATION – HIGH FOOTFALL
- > 51.36 SQ. M. (553 SQ. FT.)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > £10,000 PER ANNUM

**TO LET**

**34 CARRICK STREET, AYR, KA7 1NS**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) David Houston BSc (Hons) [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)

**SHEPHERD**  
COMMERCIAL

**LOCATION**

The property enjoys the benefit of a prominent central location within the busy and popular pedestrianised Carrick Street around 100 metres of High Street.

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

**THE PROPERTY**

Ground floor purpose built open plan retail premises with the benefit of a modern aluminium framed display window with matching door and corner display frontage.

The internal accommodation comprises the following:

- > Open Plan Sales Area
- > Store/Staff/Toilet Accommodation

**RATING ASSESSMENT**

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

RV £6,500

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.

**LEASE TERMS**

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

**RENT**

Offers over **£10,000 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.

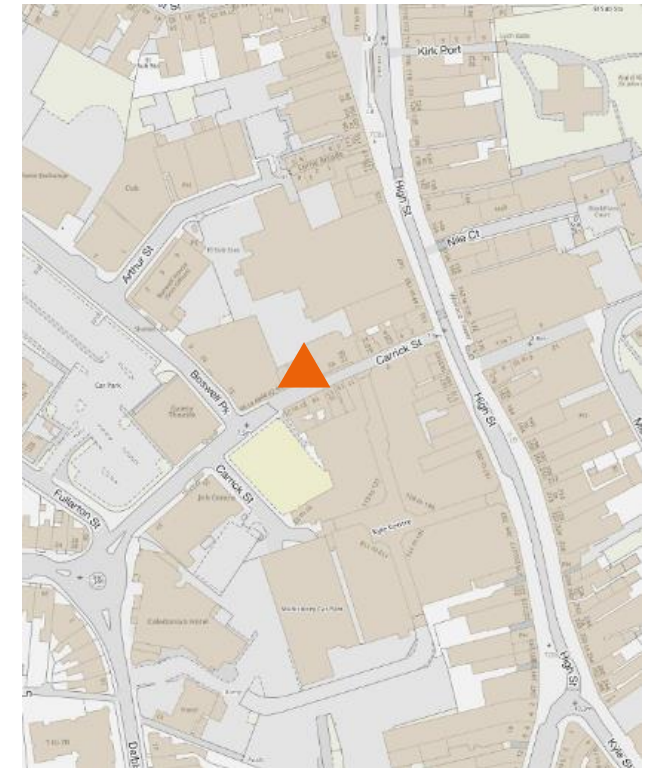
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

**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.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>51.36</b>	<b>553</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) David Houston BSc (Hons) [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)

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