

OFFICE INVESTMENT

- > PROMINENT TOWN CENTRE LOCATION
- > INCLUDES CAR PARK
- > FULLY LET
- > PASSING RENT £27,750 P.A.
- > OFFERS OVER £295,000

> a.

FOR SALE

2 MILLER ROAD, AYR, KA7 2AY

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
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LOCATION

The subjects are located in a prominent edge of town centre location at the junction of Miller Road and Killoch Place.

The area is one of established commercial use including office, retail and Class 2 occupiers.

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

THE PROPERTY

The subjects comprise the upper two floors of a substantial three storey property formed in stone and brick with pitched roof clad in slate and including three car parking spaces within a shared car park to the rear.

The subjects comprise the first and second floors of the building with access provided via a staircase and elevator.

The accommodation comprises the following:

First Floor

- > General Office
- > Three Private Offices
- > Store Room
- > Tea Prep Area
- > Wc Facilities

Second Floor (Suite 1)

- > General Office
- > Two Private Offices

Second Floor (Suite 2)

- > Single Office Room

The second floor offices have shared tea prep and wc facilities.

RATING ASSESSMENT

The Rateable Values are as undernoted.

First Floor	RV	£16,000
Second Floor (Suite 1)	RV	£11,700
Second Floor (Suite 2)	RV	£1,950

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

Details of the current leases are as follows:

First Floor

Let to Ayrshire Womens Hub CIC for a period of 6 years from October 2021 at a rent of £15,000 per annum.

Second Floor – (Suite 1)

Let to Crucible Developments (Scotland) Ltd for a period of 5 years from March 2017 the current passing rental is £9,750 per annum.

Second Floor (Suite 2)

Let to Gilbert Andrew from May 2018 on a short term licence at a rental of £3,000 per annum.

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ACCOMMODATION	SqM	SqFt
First Floor	151.8	1,634
Second Floor – Suite 1	103.7	1,116
Second Floor – Suite 2	18.1	195
TOTAL	273.6	2,945

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. **UPDATED NOVEMBER 2021**

INVESTMENT CONSIDERATIONS

- > Prominent town centre office building
- > Fully let
- > Rent £27,750 per annum
- > Attractive net initial yield of 9.1%

ASKING PRICE

Offers Over **£295,000** 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 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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