

MODERN OFFICE

- > PROMINENT TOWN CENTRE LOCATION
- > WELL APPOINTED OFFICE IN AN UPGRADED BUILDING
- > OFFERS OVER £7,000 P.A. + VAT
- > 64.2 SQ. M. (691 SQ. FT.)
- > 100% RATES REMISSION

TO LET

20 PARKHOUSE STREET, AYR, KA7 2HH

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LOCATION

The subjects are located in Ayr's preferred estate agent location on Parkhouse Street, a busy thoroughfare which carries a high traffic volume at most times of day.

Nearby occupiers include Slater Hogg, Allen & Harris and Corum amongst others.

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

THE PROPERTY

The subjects comprise an office suite occupying the upper floor of a two storey mid-terraced building with modern glazed frontage.

Internal accommodation comprises:

- > Four Offices
- > Kitchen
- > Two W.C.'s

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll as follows:-

£6,000

The property will benefit from 100% rates remission for 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

Rental offers over **£7,000 + 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.

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.



20 PARKHOUSE STREET, AYR

| ACCOMMODATION | SqM | SqFt |
|---------------|-------------|------------|
| TOTAL | 64.2 | 691 |

The above area has been calculated on a net internal area 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 2020**

