

TRADITIONAL OFFICE PREMISES

- > POPULAR LOCATION CLOSE TO AYR SEAFRONT AND LOCAL AMENITIES
- > FIRST FLOOR OFFICE SUITE WITHIN ATTRACTIVE TOWNHOUSE BUILDING
- > 73.1 SQ. M. (787 SQ. FT.)
- > RENTAL OFFERS OVER £8,000 PER ANNUM

TO LET

1ST FLOOR, 19 WELLINGTON SQUARE, AYR, KA7 1EZ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

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

The property is located on Wellington Square, one of Ayr's most popular office locations, within easy walking distance of Ayr town centre and within close proximity of the beach.

On-street car parking is available in the area.

THE PROPERTY

The subjects comprise the first floor of a terraced two storey attic and basement townhouse formed in stone and slate.

Internal accommodation comprises the following:

- > Four Offices
- > Shared Kitchen
- > W.C.

There is extensive garden ground to the rear of the property which the tenants are permitted to use.

RATING ASSESSMENT

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

Rooms 1 & 2 RV £4,000

Room 3 RV tba

Room 4 RV £1,600

The property may require to be reassessed for rating on occupation. 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 suite is available on a new full repairing and insuring lease of negotiable length.

RENT

Offers in excess of **£8,000 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.

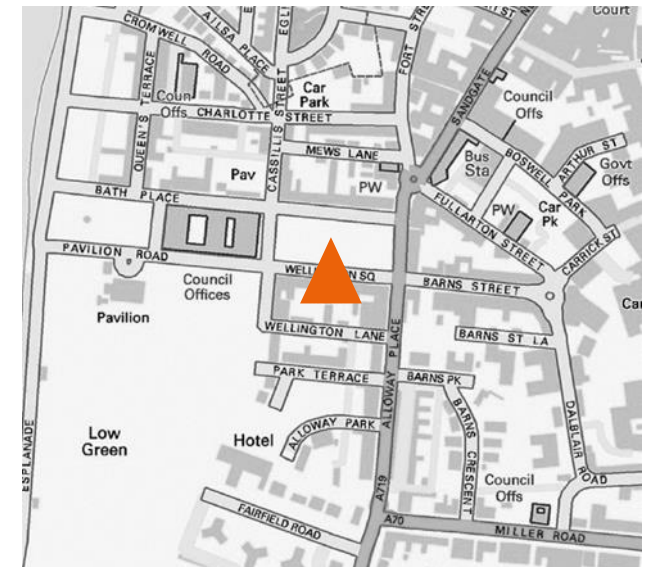
ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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.

19 WELLINGTON SQUARE, AYR

ACCOMMODATION	SqM	SqFt
Room 1	24.3	262
Room 2	17.2	185
Room 3	15.9	171
Room 4	15.7	169
TOTAL	73.1	787

The above areas have 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. **JUNE 2022**



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