

RETAIL PREMISES

- > PROMINENT COMMERCIAL LOCATION CLOSE TO RAILWAY STATION
- > LARGE OPEN PLAN RETAIL AREA
- > 141.68 SQ. M. (1,525 SQ. FT.)
- > RENTAL OFFERS OVER £12,000 P.A.
- > MAY SELL – OFFERS INVITED

SLUSH RUSH
SLUSHES | DESSERTS | SHAKES

TaxAssist Accountants

TaxAssis

01292 619933

- Business Accounts & Taxation
- Self Assessment Tax Returns
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- Payroll & HR
- Company Formations
- Business Plans
- Help with Finance Raising
- CIS Contractors

Please call in to discuss all your business needs.

TO LET/MAY SELL

29 BURNS STATUE SQUARE, AYR, KA7 1SU

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

**SHEPHERD**
COMMERCIAL

LOCATION

The shop is located in a prominent retailing area on Burns Statue Square a secondary shopping street located to the south of the town's pedestrianised High Street in close proximity Ayr Railway Station. Footfall is high in the area with Burns Statue Square being on all local bus routes.

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.

THE PROPERTY

The subjects comprise a retail premises within a mid terrace two storey and attic property.

The internal accommodation comprises the following::

- > Sales Area
- > Rear Kitchen/Prep
- > Storage/Plant Room
- > Staff W.C.
- > First Floor Store Room

RATING ASSESSMENT

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

RV £11,500

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 in excess of **£12,000 per annum** are invited.

PRICE

Offers invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

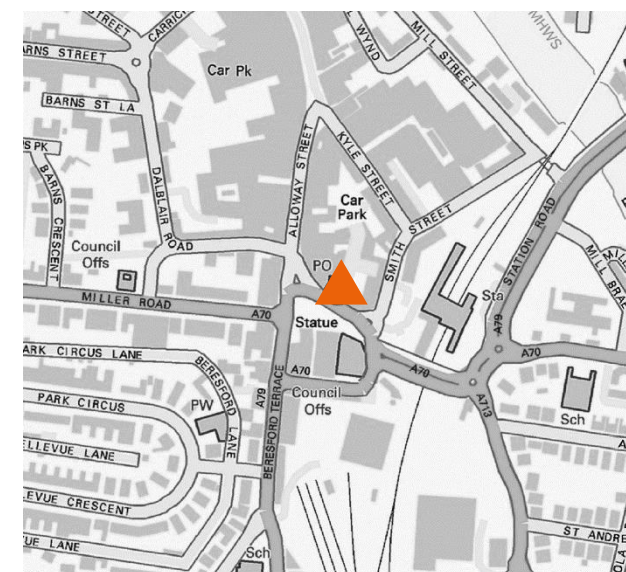
VALUE ADDED TAX

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.

ACCOMMODATION	SqM	SqFt
TOTAL	141.68	1,525

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 Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk

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 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 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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