

# 29 BERESFORD TERRACE, AYR, KA7 2EU



#### LOCATION

The subjects are located on Beresford Terrace an established commercial location within Ayr town centre close to the Ayr Grammar School. Nearby occupiers include Sports Direct, Rainbow Services and a number of estate agents.

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

#### THE PROPERTY

The subjects comprise of a ground and first floor retail unit forming part of a purpose built two storey retail and office development. Internally the subjects are well appointed comprising:-

- > Open plan sales area
- > Two private offices
- > Kitchen/staff room
- > Storage
- > Staff w.c.
- > First floor office/storage area

#### **RATING ASSESSMENT**

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

RV £14,300

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

Rental offers over £12,500 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.

### 29 BERESFORD TERRACE, AYR

ACCOMMODATION	SqM	SqFt
Ground	84.8	913
First	34	366
TOTAL	118.8	1,279

The above areas have been calculated on a net internal area basis.



## For further information or viewing arrangements please contact the sole agents:

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