

SERVICED OFFICE UNIT

- > CONVENIENT TOWN CENTRE LOCATION
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 18.59 SQ. M. (200 SQ. FT.)
- > RENT £250 PCM

TO LET

4A THE SQUARE, CUMNOCK, KA18 1BG

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk David Houston BSc (Hons) david.houston@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in the town of Cumnock one of the principal settlements in the East Ayrshire Council area having a resident population of around 9,400.

The property forms part of The Square a pedestrianised town centre public space containing a range of both commercial and residential premises.

THE PROPERTY

The subjects comprise first floor office accommodation within a traditional two storey and attic mid-terraced property formed in stone and slate.

Access is via a shared entrance doorway.

The accommodation comprises a single office room together with shared kitchen and wc facilities.

RATING ASSESSMENT

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

RV £1,650

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 lease of negotiable length.

RENT

£250 PCM (£3,000 per annum)

The rent is inclusive of utility costs, building insurance and repairs to common parts.

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.

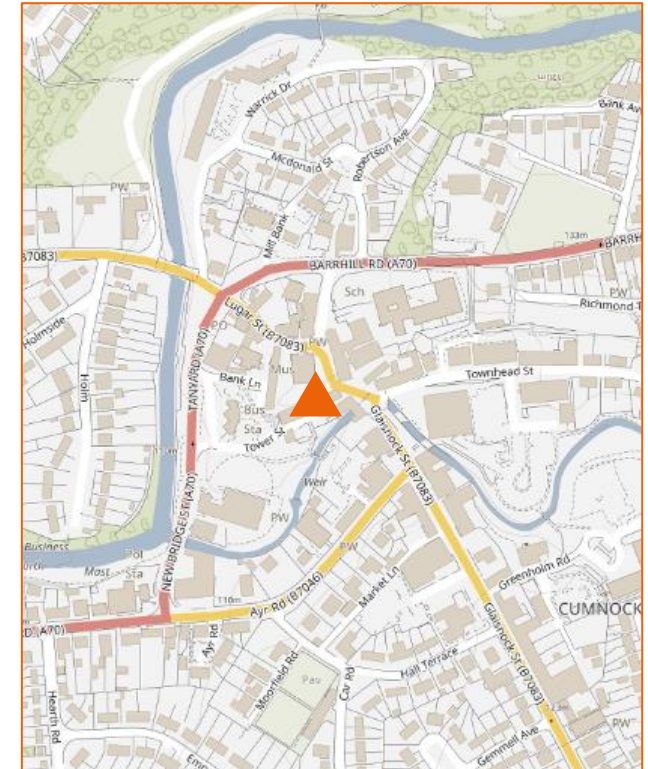
ANTI MONEY LAUNDERING REGULATIONS

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.

4A THE SQUARE, CUMNOCK

ACCOMMODATION	SqM	SqFt
TOTAL	18.59	200

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 OCTOBER 2023**





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