

TOWN CENTRE OFFICE ACCOMMODATION

- > PRIME TOWN CENTRE OFFICE LOCATION
- > INCLUDES LARGE CAR PARK
- > GROUND FLOOR 208.46 SQ. M. (2,273 SQ. FT.)
- > UPPER FLOORS 137.58 SQ. M. (1,481 SQ. FT.)
- > AVAILABLE TO LET IN WHOLE OR PART
- > OFFERS INVITED



TO LET/MAY SELL

13 MILLER ROAD, AYR, KA7 2AX

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



LOCATION

The subjects are located in one of Ayr's prime office locations on Miller Road closeby the town centre with ample on and off street car parking in the immediate vicinity.

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

THE PROPERTY

The subjects comprise a detached two storey and attic office building formed in stone and slate with single storey projection to the rear.

The property benefits from off street car parking to the front together with a large private car park to the rear accessed from Beresford Lane with a capacity of around 20 vehicles.

The premises offer a combination of open plan and cellular space with the accommodation comprising the following:

Ground Floor

- > Reception
- > Large Open Plan Office
- > Three Private Offices
- > Kitchen
- > Staff W.C. Facilities

First Floor

- > 4 Offices
- > Kitchen
- > Staff W.C. Facilities

Attic Floor

- > Meeting Room/General Office
- > Store Room

A single staircase provides access between floors with the building capable of division into two self-contained units being the ground floor space and the first floor/attic.

RATING ASSESSMENT

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

RV £47,900

ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of F 91.

A copy of the EPC is available upon request.

RENT

Rental offers are invited.

PURCHASE PRICE

Our clients may consider selling the property, further information available upon request.

COSTS

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

13 MILLER ROAD, AYR

ACCOMMODATION	SqM	SqFt
Ground	215.88	2,324
First Floor	86.67	933
Attic	50.91	548
TOTAL	353.46	3,805

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

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. **NOVEMBER 2023**

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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.



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