

## STUDIO SPACE

- > PROMINENT TOWN CENTRE LOCATION
- > 130.90 SQ. M. (1,410 SQ. FT.)
- > RETAIL/OFFICE PREMISES WITH PLANNING CONSENT FOR USE AS YOGA STUDIO
- > OFFERS OVER £15,000 PER ANNUM

**CASA**  
DESIGN ARCHITECTS

**10 BERESFORD TERRACE, AYR, KA7 2EG**

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01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)

TO LET

**SHEPHERD**  
COMMERCIAL

## LOCATION

The property is located on Beresford Terrace between its junctions with Parkhouse Street and Miller Road in a popular prominent secondary town centre location favoured by local Estate Agents with Corum, Donald Ross and Stonefield amongst others represented in the 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 the rear section of a retail unit now sub-divided accessed via Beresford Lane which opens into a courtyard area suited for car parking.

Images of the unit included are for indicative purposes only.

## PLANNING

The subjects comprise a retail/office unit although suited to a variety of uses.

Planning consent was granted by South Ayrshire Council under reference 23/00388/PP on 28<sup>th</sup> August 2023 permitting a change of use to a yoga studio.

A copy of the planning consent and associated plans are available upon request.

## RATING ASSESSMENT

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

RV £28,200

The rateable value will be re-assessed upon formal sub-division of the premises.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The subjects are available on a new lease of negotiable length.

## RENT

Offers over **£15,000 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.

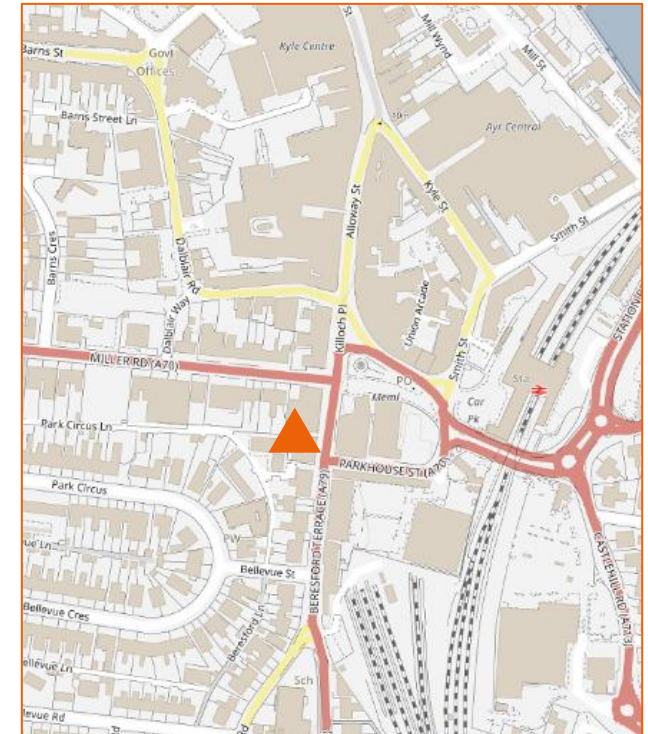
## ANTI MONEY LAUNDERING REGULATIONS

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

10 BERESFORD TERRACE, AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>130.90</b>	<b>1,410</b>

The above area has been calculated on a gross internal basis.



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

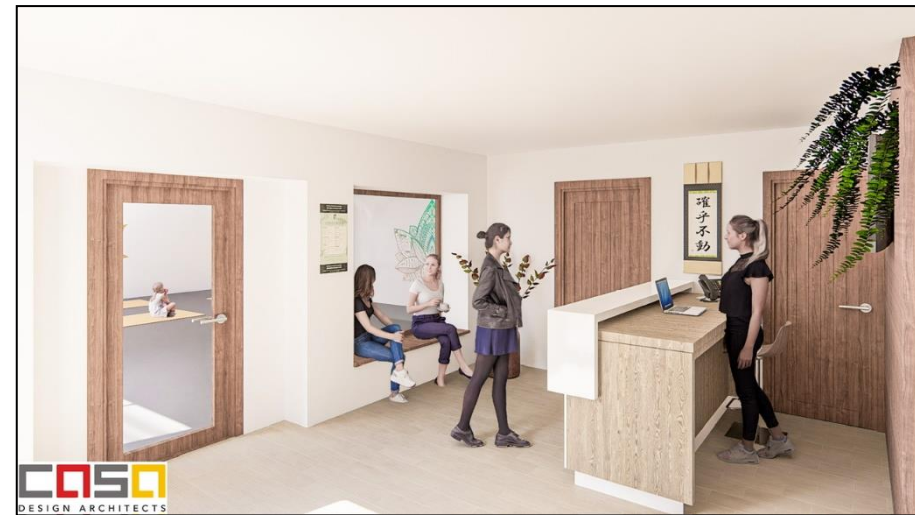
**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
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