

## FULLY UPGRADED OFFICE UNIT

- > PROMINENT LOCATION IN ATTRACTIVE LISTED BUILDING
- > OPEN PLAN SPACE SUITED TO OFFICE/STUDIO USE
- > 84.3 SQ. M. (907 SQ. FT.)
- > NO RATES PAYABLE SUBJECT TO STATUS
- > OFFERS OVER £8,000 PER ANNUM
- > MAY SELL – OFFERS INVITED

TO LET/MAY SELL

**6 1R FULLARTON STREET, AYR, KA7 1UB**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located in an attractive Listed Chambers style building on Fullarton Street close to its junction with Sandgate in a busy town centre location opposite Ayr Bus Depot.

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

## THE PROPERTY

The subjects comprise first floor office space accessed via a common stairwell with door entry system.

The internal accommodation comprises one large open plan office together with staff kitchen, store room and w.c. compartment, w.c. and whb.

The unit has been fully upgraded to a high standard by our clients, minor finishing works are required.

## RATING ASSESSMENT

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

RV £5,300

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of G 112. A copy of the EPC is available upon request.

## RENT

The property is available on a new full repairing and insuring lease of negotiable length.

Rental offers over **£8,000 per annum** are invited.

## ASKING PRICE

Our clients may consider selling, 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.

## 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.

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>84.32</b>	<b>907</b>

The above area has been calculated on a net internal area 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](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

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