

NEW  
RENT

## RETAIL UNIT

- > PROMINENT TOWN CENTRE LOCATION
- > NO RATES PAYABLE SUBJECT TO STATUS
- > 99.96 SQ. M. (1,076 SQ. FT.)
- > OFFERS OVER £3,600 PER ANNUM

TO LET

**95 DALRYMPLE STREET, GIRVAN, KA26 9BS**

**CONTACT:** Kevin N Bell [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) | David Houston [david.houston@shepherd.co.uk](mailto:david.houston@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are located within the town of Girvan which is situated within the South Ayrshire Council area. Girvan has a resident population of approximately 7,000 persons.

Girvan is situated approximately 5 miles south of Turnberry and 20 miles south of Ayr.

Dalrymple Street is the town's main retailing area where a range of national multiples are represented including Greggs and Savers.

The subjects are situated on the east side of Dalrymple Street, Girvan within an area of established commercial use.

## THE PROPERTY

Ground floor retail accommodation within a two storey and attic mid-terraced building of stone construction, beneath a pitched and slate roof, with dormer projections, with a single storey extension to the rear.

Internally the accommodation comprises sales, rear shop/office and staff w.c.

## RATING ASSESSMENT

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

RV £6,400

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

## ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of G 121.

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

Offers over **£3,600 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.

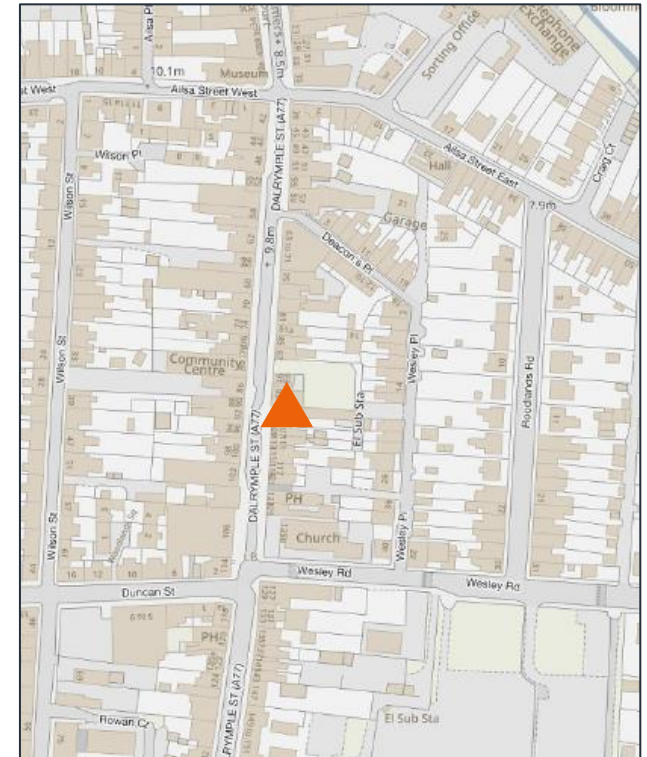
## ANTI MONEY LAUNDERING REGULATIONS

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.

95 DALRYMPLE STREET, GIRVAN

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>99.96</b>	<b>1,076</b>

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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