

FIRST FLOOR OFFICE ACCOMMODATION

- > PRIME TOWN CENTRE OFFICE LOCATION
- > ATTRACTIVE CATEGORY B LISTED BUILDING
- > 2 PRIVATE CAR PARKING SPACES
- > 104.29 SQ. M. (1,123 SQ. FT.)
- > OFFERS OVER £12,000 PER ANNUM

TO LET

1 RACECOURSE ROAD, AYR, KA7 2DG

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



LOCATION

The subjects are located in the 'Ayr Central' conservation area in a prominent position on the junction of Racecourse Road and Miller Road in an area of mixed commercial and residential use around a half mile south west of Ayr town centre.

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 first floor of a Category B Listed tradition sandstone townhouse with single storey projections to the rear including private car parking.

Internal accommodation comprises the following:

- > Entrance Hallway
- > 4 x Offices *
- > Kitchen
- > W.C.

The office benefits from two private car parking spaces.

* A fifth office room will be retained by the landlord for storage purposes.

RATING ASSESSMENT

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

RV £15,100

Partial 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 full repairing and insuring lease of negotiable length.

RENT

Offers over **£12,000 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 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.

1 RACECOURSE ROAD, AYR

ACCOMMODATION	SqM	SqFt
TOTAL	104.29	1,123

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. **FEBRUARY 2024**





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