

# **54 SOUTH HARBOUR STREET, AYR, KA7 1JB**



#### LOCATION

The property is located on the junction of South Harbour Street and Fort Street in a prominent edge of town centre location within an established licensed trade circuit. The property has open views to the north over the River Ayr.

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 single storey detached property of cavity brick construction with a pitched roof clad in slate.

Internal accommodation comprises the following:

- > Customer Waiting Area
- > Physiotherapy Studio
- > Kitchen/Tea Prep
- > Staff W.C.

The property also benefits from one car parking space.

#### **RATING ASSESSMENT**

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

RV £3,650

100% 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 internal repairing and insuring lease of negotiable length.

#### **RENT**

Offers over £9,000 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.

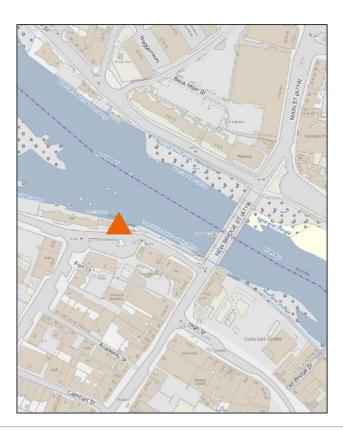
#### **ANTI MONEY LAUNDERING REGULATIONS**

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.

### 54 SOUTH HARBOUR STREET, AYR

ACCOMMODATION	SqM	SqFt
TOTAL	42.63	459

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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