

RETAIL PREMISES

- > PROMINENT CORNER SETTING IN PEDESTRIANISED TOWN CENTRE LOCATION
- > 100% RATES REMISSION AVAILABLE
- > 48.47 SQ. M. (522 SQ. FT.)
- > O/O £6,000 PER ANNUM FOR NEW LEASE
- > PURCHASE PRICE O/O £50,000

TO LET/FOR SALE

6-8 NEWMARKET STREET, AYR, KA7 1LP

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LOCATION

The premises are located on Newmarket Street at its junction with Hope Street within the heart of Ayr town centre. Newmarket Street has an interesting mix of mainly local operators and is one of Ayr's more popular pedestrianised thoroughfares.

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

THE PROPERTY

The subjects comprise the ground floor and basement of a traditional three storey and basement building formed in stone, beneath a pitched roof clad in slate.

The premises offer retail and storage accommodation suited to a wide range of occupiers.

Internal accommodation comprises the following:

Ground Floor

- > Sales
- > Staff wc

Basement

Storage

RATING ASSESSMENT

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

RV - £5,800

The property benefits from 100% rates remission under the Small Business Bonus Scheme to qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

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

RENT

Offers over **£6,000 per annum** are invited.

PRICE

Offers over **£50,000** are 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.

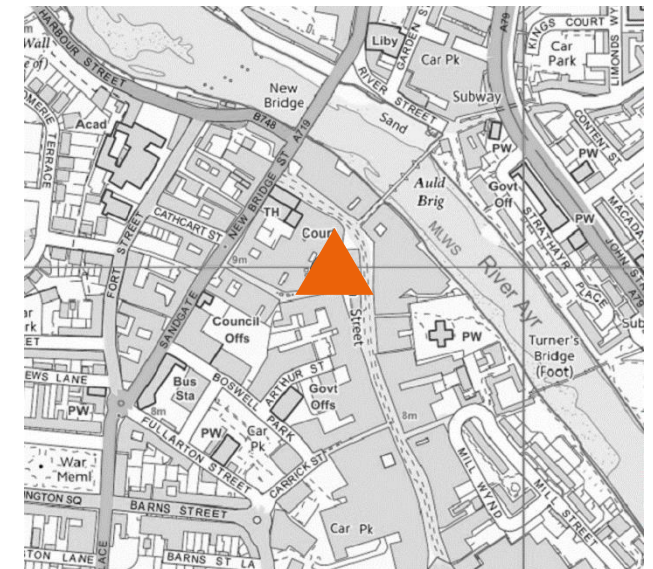
ANTI MONEY LAUNDERING REGULATIONS

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

6-8 NEWMARKET STREET, AYR

ACCOMMODATION	SqM	SqFt
Ground Floor	28.39	306
Basement	20.08	216
TOTAL	48.47	522

The above areas have 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
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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. **MARCH 2020**

