

RETAIL PREMISES

- > WELL LOCATED RETAIL PREMISES
- > 77.93 SQ. M. (839 SQ. FT.)
- > NO RATES PAYABLE
- > RENT FULLY INCLUSIVE
- > OFFERS OVER £10,000 PER ANNUM



TO LET

WEST MAYISH ROAD, BRODICK, ARRAN, KA27 8AA

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LOCATION

The Isle of Arran is an island off the west coast of Scotland and the largest island in the Firth of Clyde. It is located in the unitary council of North Ayrshire and in the 2011 Census it had a resident population of approximately 4,700.

The site is located in Brodick, the main village on the island, set back from the A841 coastal road at the end of the main retail parade, opposite the local Co-op, and to the east of the Auchrannie Hotel and Spa Resort.

THE PROPERTY

The subjects comprise the local Post Office which is due to relocate to alternative premises.

The shop forms part of the larger Royal Mail Delivery Office which is of brick construction surmounted by a flat roof which has a felt style covering.

Internally the shop comprises retail space a storage area and WC.

A community garden and seating area is located to the front of the property, with plentiful on street parking also available.

RATING ASSESSMENT

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

RV £6,900

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 full repairing and insuring lease of negotiable length.

RENT

Rental offers over £10,000 per annum are invited. The rent figure is inclusive of the following services to be provided by the landlord:

- > Electricity Costs
- > Heating
- > Water Charges
- > Buildings Insurance Premium

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.

WEST MAYISH ROAD, BRODICK

ACCOMMODATION	SqM	SqFt
TOTAL	77.93	839

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

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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. **APRIL 2020**