



HIGH QUALITY TOWN CENTRE OFFICE ACCOMMODATION

- > FULLY MODERNISED PERIOD BUILDING
- > FLEXIBLE LEASE TERMS
- > COMPETITIVE RENTALS
- > NO RATES PAYABLE
- > SUITES FROM 198 SQ. FT.

TO LET

21 WELLINGTON SQUARE, AYR KA7 1EZ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located in Ayr which is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The property is located on Wellington Square, one of Ayr's most popular office locations, within easy walking distance of Ayr town centre and within close proximity of the beach.

On-street car parking is available in the area.

THE PROPERTY

The subjects comprise a terraced two storey attic and basement townhouse formed in stone and slate having the benefit of a security entry system and with communal car parking to the rear.

All Communal Areas have recently been re carpeted and decorated to a high standard with kitchens and toilets in the basement and first floor renewed and upgraded. Externally the property has been redecorated and refurbished.

LEASE TERMS

The offices are available for a minimum period of 12 months.

The rents quoted include a service charge covering all outgoings except building insurance, telephone/internet costs and rates – further details available upon request. 100% rates remission is likely to be granted to occupiers under the Small Business Bonus Scheme.

RENT

Ground Floor West	Offers over £7,500 p.a. + VAT
First Floor North East	Offers over £4,000 p.a. + VAT
First Floor South East	Offers over £4,000 p.a. + VAT
First Floor West	Offers over £4,000 p.a. + VAT
Attic North East	Offers over £2,500 p.a. + VAT

PARKING

Private car parking is available to the rear of the property although there is limited availability, further information upon request.

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.

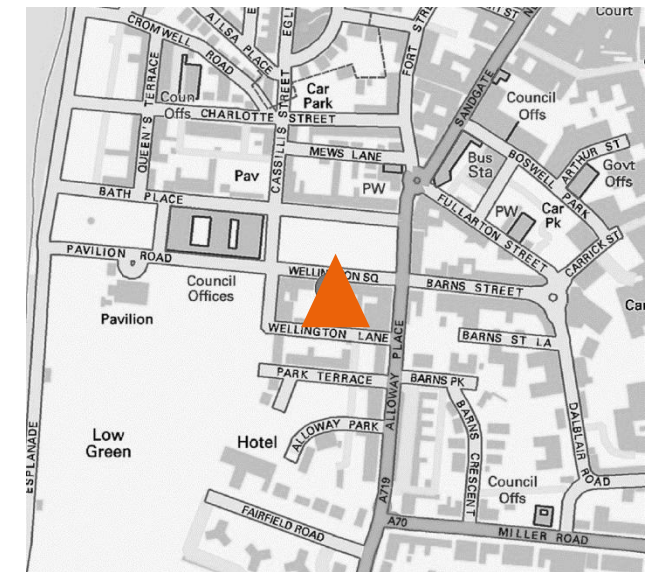
ANTI MONEY LAUNDERING REGULATIONS

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.

21 WELLINGTON SQUARE, AYR

ACCOMMODATION	SqM	SqFt
Ground Floor West	45.8	504
First Floor North East	20.7	223
First Floor South East	25.1	270
First Floor North West	24.1	260
Attic North East	18.4	198

The first floor north and south-east offices can be linked to form a single suite.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

www.shepherd.co.uk

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. **UPDATED MAY 2020**

