FIRST & SECOND FLOOR PREMISES

- SELF-CONTAINED UPPER FLOORS IN "SHELL" FORM.
- OPEN PLAN ACCOMMODATION.
- PROMINENT TOWN CENTRE LOCATION.
- TOTAL AREA APPROX. 211.6SQ.M (2,278SQ.FT)
- OFFERS OVER £60,000

FOR SALE

18 NEW BRIDGE STREET, AYR KA7 1JX

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

SHEPHERD
COMMERCIAL

LOCATION

The property enjoys a convenient location on New Bridge Street at its junction with High Street and within easy reach of all town centre amenities.

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

THE PROPERTY

Spacious, self-contained upper floors of a three storey mid terraced property offering open plan accommodation for a wide range of professional/commercial occupiers.

Significant external upgrading including a new roof has been undertaken in recent years.

RATING ASSESSMENT

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

RV £5,500

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

PLANNING

Planning permission for change of use to Class 2 Office was granted by South Ayrshire Council in October 2017 under reference 17/00662/APP.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

PRICE

Offers over £60,000 are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

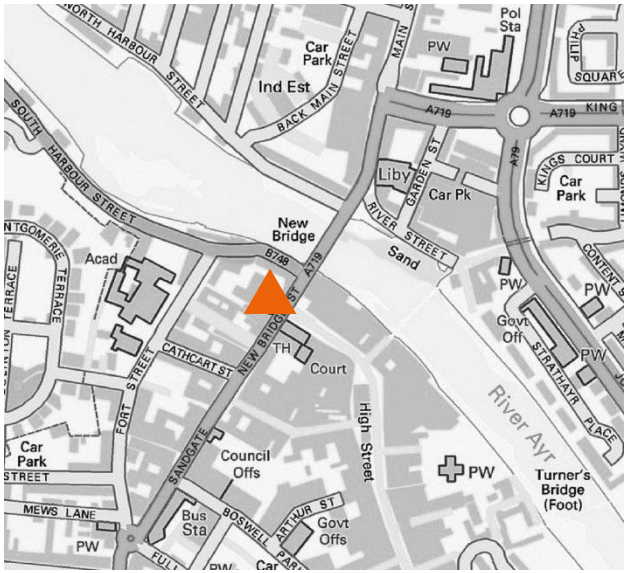
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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.

ACCOMMODATION	SqM	SqFt
First	141.0	1,518
Second	70.6	760
TOTAL	**211.6**	**2,278**

The above area has been calculated on a IPMS3 – Office basis.



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

SHEPHERD COMMERCIAL

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. **JUNE 2020**