

OFFICE PREMISES

- > ATTRACTIVE PERIOD BUILDING
- > MODERN OFFICE ACCOMMODATION
- > SECOND FLOOR LET - £5,200 PER ANNUM INCOME
- > 306.1 SQ. M. (3,295 SQ. FT.)
- > SALE PRICE O/O £220,000

FOR SALE/MAY LEASE

6 NEW ROAD, AYR, KA8 8EX

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 New Road close by its junction with Main Street in an area of established commercial use in Newton-on-Ayr a short distance north of Ayr town centre.

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

THE PROPERTY

The subjects comprise an early 20th Century former Salvation Army Citadel formed in stone and slate which is Category C Listed and has been converted to form office accommodation over 3 separate levels.

The premises have been upgraded internally by our clients to a high standard and comprise the following:

Ground Floor

- > Reception Area
- > General Office
- > Private Office
- > Meeting Room
- > Staff Room
- > W.C. Facilities
- > Store Rooms

Mezzanine

- > Two Linked Office Areas
- > Store Rooms

Upper Floor

- > Open Plan Office

The upper floor office space is currently let as a yoga studio..

RATING ASSESSMENT

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

Ground and Mezzanine - RV £16,700

Upper Floor – RV £5,700

Rates remission may be available to occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

INVESTMENT INCOME

The upper floor is currently let on a 5 year lease from July 2018 at a rental of £5,200 per annum, further information is available upon request.

PRICE

Offers in excess of **£220,000** are invited.

RENT

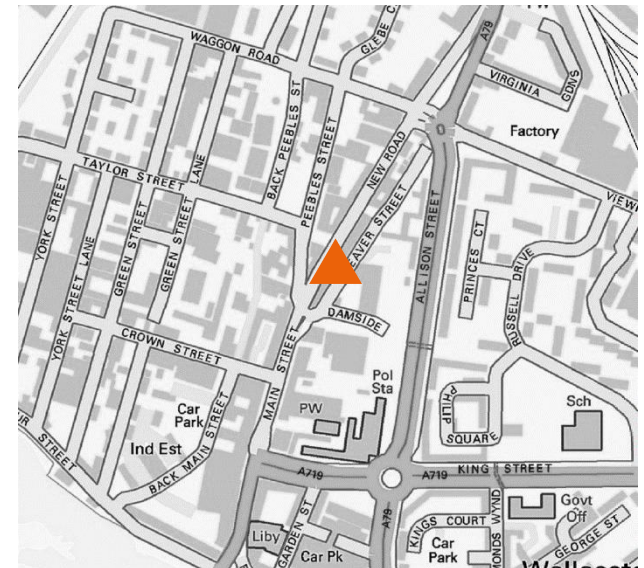
Our clients may consider leasing the ground floor and mezzanine on a new full repairing and insuring lease of negotiable length.

Rental offers over **£20,000 per annum** are invited.

6 NEW ROAD, AYR

ACCOMMODATION	SqM	SqFt
Ground	137.1	1,476
Mezzanine	82.9	892
Upper Floor	86.1	927
TOTAL	306.1	3,295

The above areas have 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
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. **JANUARY 2021**

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of all 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.



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