



**TO LET**

**STUDIO SPACE**

CONVENIENT TOWN CENTRE  
LOCATION

FULLY MODERNISED  
INTERNALLY

130.90 SQ. M. (1,410 SQ. FT.)

OFFERS OVER £15,000 P.A.

NO RATES PAYABLE SUBJECT  
TO STATUS



WHAT 3 WORDS

**10A BERESFORD TERRACE, AYR, KA7 2EG**

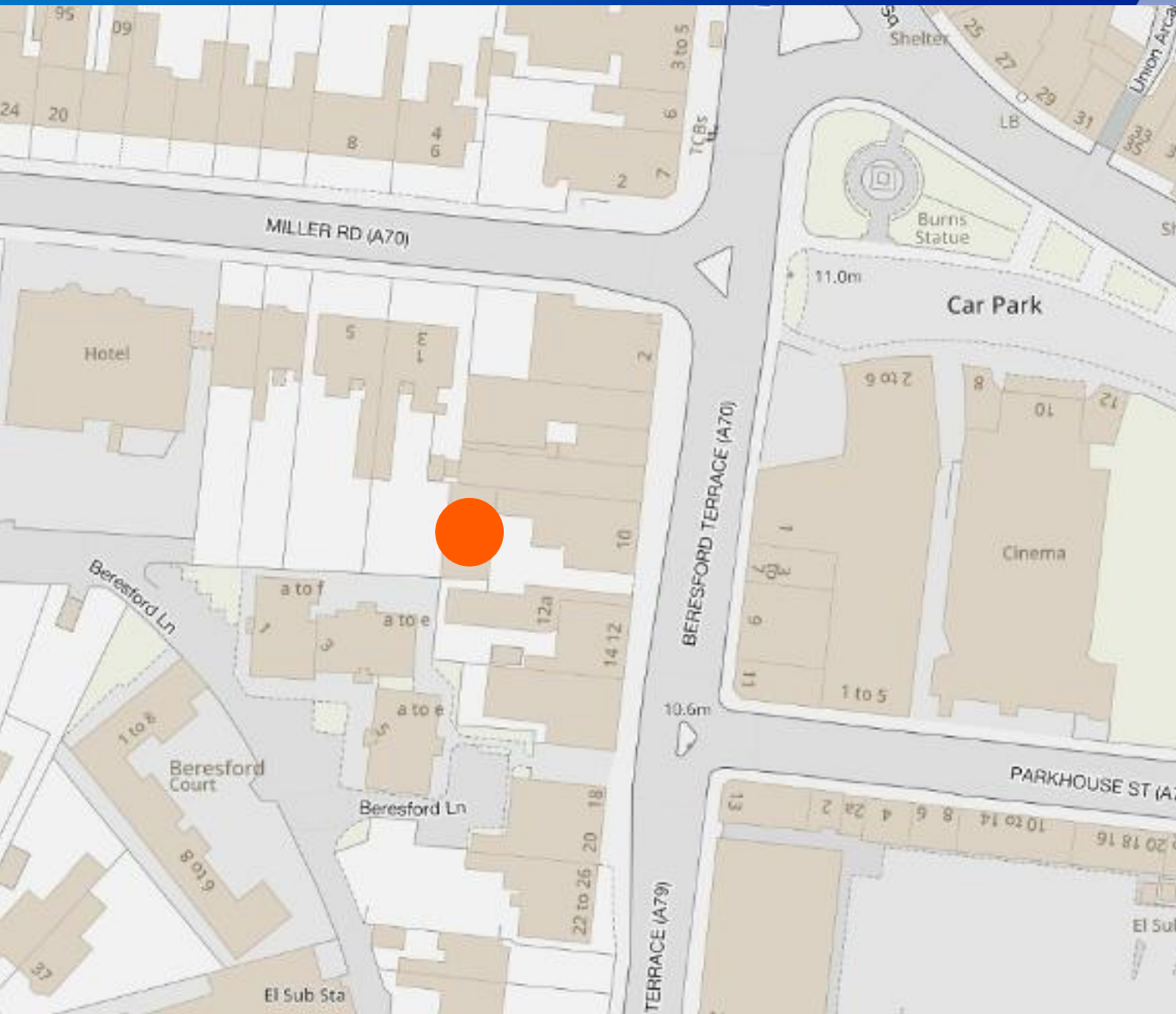
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# Location

10A BERESFORD TERRACE, AYR



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

The property is located on Beresford Terrace between its junctions with Parkhouse Street and Miller Road in a popular secondary town centre location. Nearby occupier include a range of local Estate Agents with Corum and Stonefield interspersed with a number of town centre bars and restaurants.



FIND ON GOOGLE MAPS



# Description

10A BERESFORD TERRACE, AYR

The subjects comprise studio accommodation accessed via a short lane to the rear of commercial units in Beresford Terrace.

The property is single storey in height and includes the following accommodation:

- Two linked studios
- Store room
- Changing Area
- W.C.

Internally the property has been modernised throughout as illustrated in the photographs, the current occupier's equipment will be removed.

	m <sup>2</sup>	ft <sup>2</sup>
Studio	130.90	1,410

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Rental

Offers over **£15,000 per annum** are invited.

## Lease Terms

The subjects are available on a new lease of negotiable length.

## Planning

The subjects comprise a studio with planning consent for the use granted by South Ayrshire Council under reference 23/00388/PP on 28<sup>th</sup> August 2023.

## Rateable Value

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

RV £9,400

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

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

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.

## Legal 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.

## Get in Touch

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



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## 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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