



11 Beresford Terrace, Ayr, KA7 2ES

- Office accommodation located within a prime town centre position
- Unique Commercial Location
- Return Frontage
- Suitable for estate agency or similar use
- Fully refurbished premises
- Potential for 100% rates relief
- 68.59 sq m (738 sq ft)

Ayr has a resident population of approximately 46,489 persons (Census 2011). The subject property is situated on the east side of Beresford Terrace/Station Road, at the junction with Parkhouse Street. The subjects comprise ground and first floor retail/office accommodation contained within a two storey end terraced building of brick/stone construction beneath a flat roof. The property benefits from a return frontage onto Parkhouse Street. Access is gained via a single pedestrian doorway. Internally, the subjects comprise open plan and cellular office accommodation with tea prep and w.c facilities.



LOCATION

Ayr is the administrative centre of the South Ayrshire Council area and is located on the west coast of Scotland on the Firth of Clyde. Ayr is situated approximately 14 miles south-west of Kilmarnock and 35 miles south-west of Glasgow. Ayr has a resident population of approximately 46,489 persons (Census 2011).

The town lies adjacent to the A77 which is the primary route from Glasgow to Stranraer and the south-west. The town has a strong tradition of a market and tourist town and benefits from a transport network via the A77/ M77 to Glasgow and the A70 linking to the M74 motorway. The town is also served by a main line railway station located to the south of the town centre giving rapid commuter access to Glasgow.

The subject property is situated on the east side of Beresford Terrace/Station Road, at the junction with Parkhouse Street.

SIZE

738 Sq Ft (68.59 Sq M)

RENT

£14,000 Per Annum

TENURE

Leasehold - Full repairing and insuring lease terms.

RATES

The current rateable value is £11,100. The Unified Business Rate (UBR) for the year 2021/22 is 49p, exclusive of water and sewerage rates.

USE CLASS

Retail

VAT

The quoted rental is exclusive of VAT. VAT is currently payable on rent.

LEGAL COSTS

Each party will be responsible for meeting their own reasonable legal costs incurred in the granting of the new lease.

EPC

EPC rating 'G'. Available on request.

To arrange a viewing contact:



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Sorcha Johnstone

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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