



**TO LET**

**Budget Priced Town Centre Studio Space**

Prominent location on Sandgate

Close to local bus depot

81.9 sq. m. (882 sq. ft.)

100% rates relief subject to status

**\*\*NEW RENT - £6,500 p.a.\*\***



WHAT 3 WORDS

**54A SANDGATE, AYR, KA7 1BX**

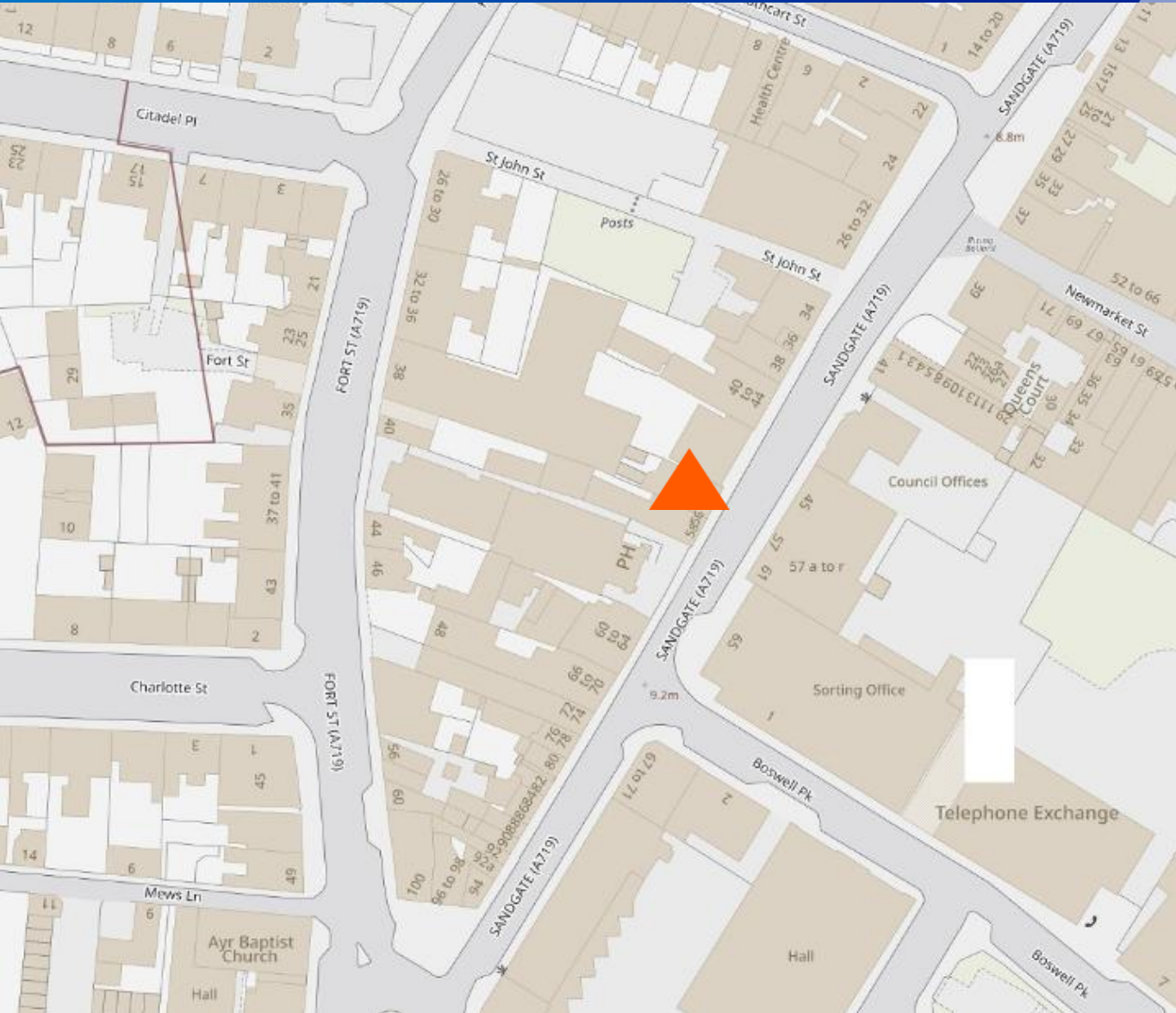
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# Location

54A SANDGATE, AYR



Ayr is located on the Clyde Coast around 40 miles south-west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a catchment population of approximately 112,000.

The premises are located on Sandgate a busy secondary town centre thoroughfare which carries a high traffic volume at most times of day and within close proximity of Ayr's main bus depot.

Surrounding use is an interesting mix of retail office and licensed trade.

On street car parking is available in the area together with off street public car parks within short walking distance.

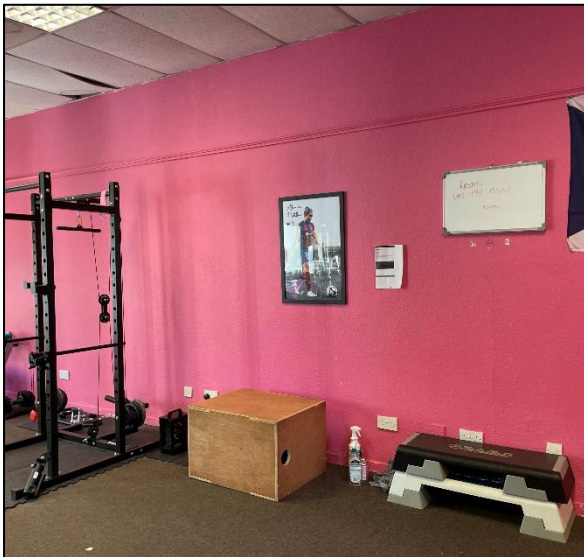


FIND ON GOOGLE MAPS



# Description

54A SANDGATE, AYR



The subjects comprise studio space within an attractive mid terrace two storey Category “B” Listed building formed in stone and slate.

The accommodation comprises the following:

### Ground Floor

- Private Entrance Hallway
- Store/Treatment Room
- W.C.

### First Floor

- Open Plan Studio
- W.C.

The property benefits from upvc windows front and rear.

The studio has a carpet finish to flooring with lined and painted walls and a lowered acoustic tile ceiling with striplights.

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground</b>	14.0	151
<b>First</b>	67.9	731
	<b>81.9</b>	<b>882</b>

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



## Rental

Offers over **£6,500 per annum**

The above rent equates to only £150 per week.

## Lease Terms

The property is available on a new Full Repairing and Insuring lease of negotiable length.

## Rateable Value

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

RV £4,400

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

## 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. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

## Get in Touch

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



**Arlene Wallace**

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**Kevin N Bell BSc MRICS**

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**Shepherd Chartered Surveyors**

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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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