



TO LET

Town Centre Serviced Offices

Attractive "B" Listed period building

Available by floor or suite

Property undergoing full refurbishment

Private car parking available

Potential for 100% rates relief

No VAT upon rent

NIA 218.14 sq. m. (2,348 sq. ft.)

Rent: Suites from £500 PCM
Second Floor – OIEO £10,000 p/a



VIRTUAL TOUR



WHAT 3 WORDS

34A SANDGATE, AYR, KA7 1BX

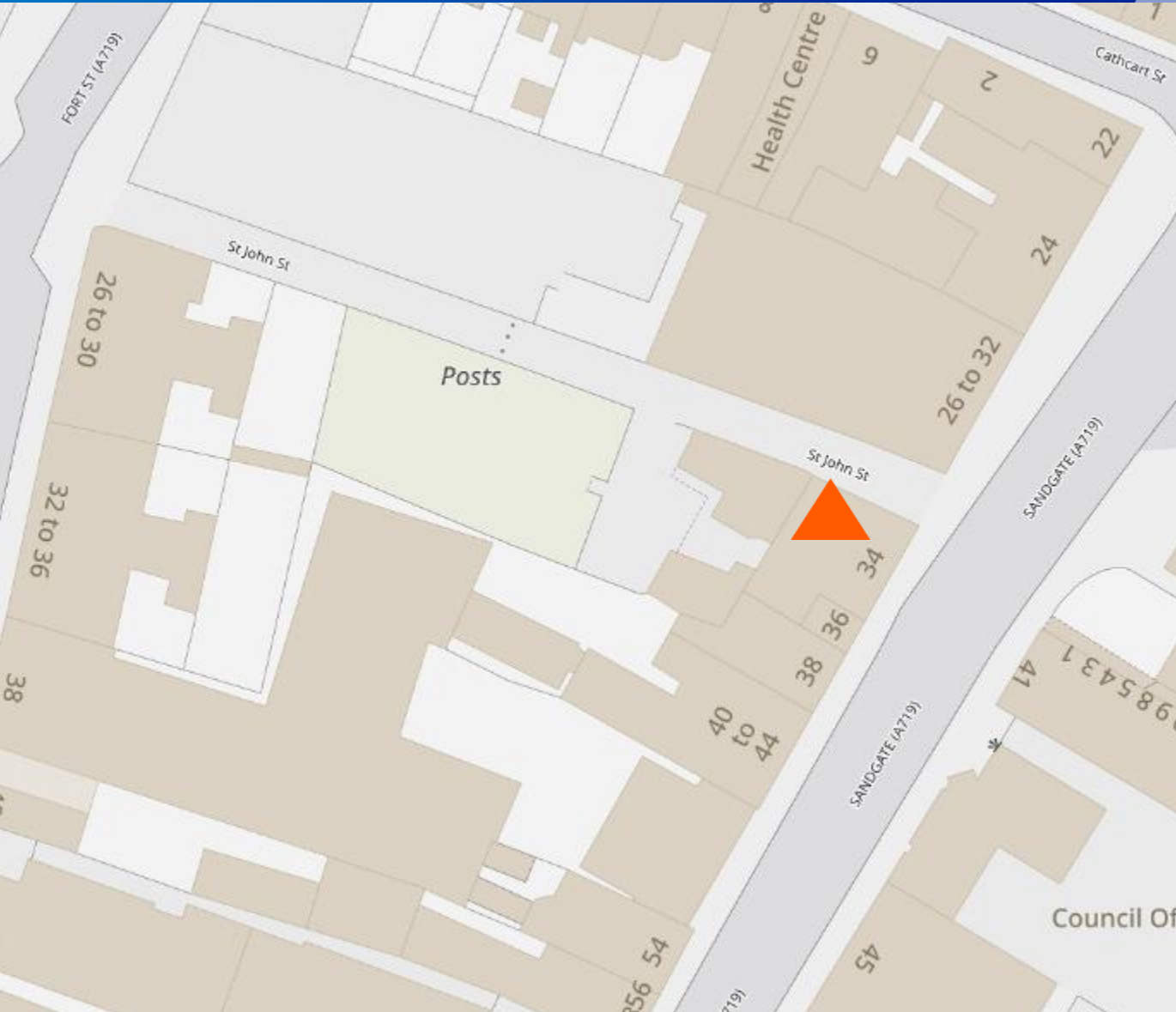
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Location

34A SANDGATE, AYR



The subjects are set in a prominent town centre location on Sandgate with nearby occupiers including Royal Bank of Scotland, Optical Express and Digby Brown Solicitors.

The area is one of established commercial use including a range of retail, office and licensed premises.

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



FIND ON GOOGLE MAPS



Description

34A SANDGATE, AYR



The subjects comprise the major part of an end terrace Category “B” Listed building formed in stone and slate over 3 primary levels.

The subjects also include a car park to the rear.

The accommodation comprises the following:

Ground Floor

- Entrance Vestibule
- Two Offices
- Three Store Rooms

First Floor

- Five Offices
- Staff W.C.
- Store Room

Second Floor

- Four Offices
- Staff Kitchen
- Store Room
- W.C. Facilities

The subjects offer cellular office accommodation formed over 3 levels with a number of the original architectural features intact.



Ground Floor

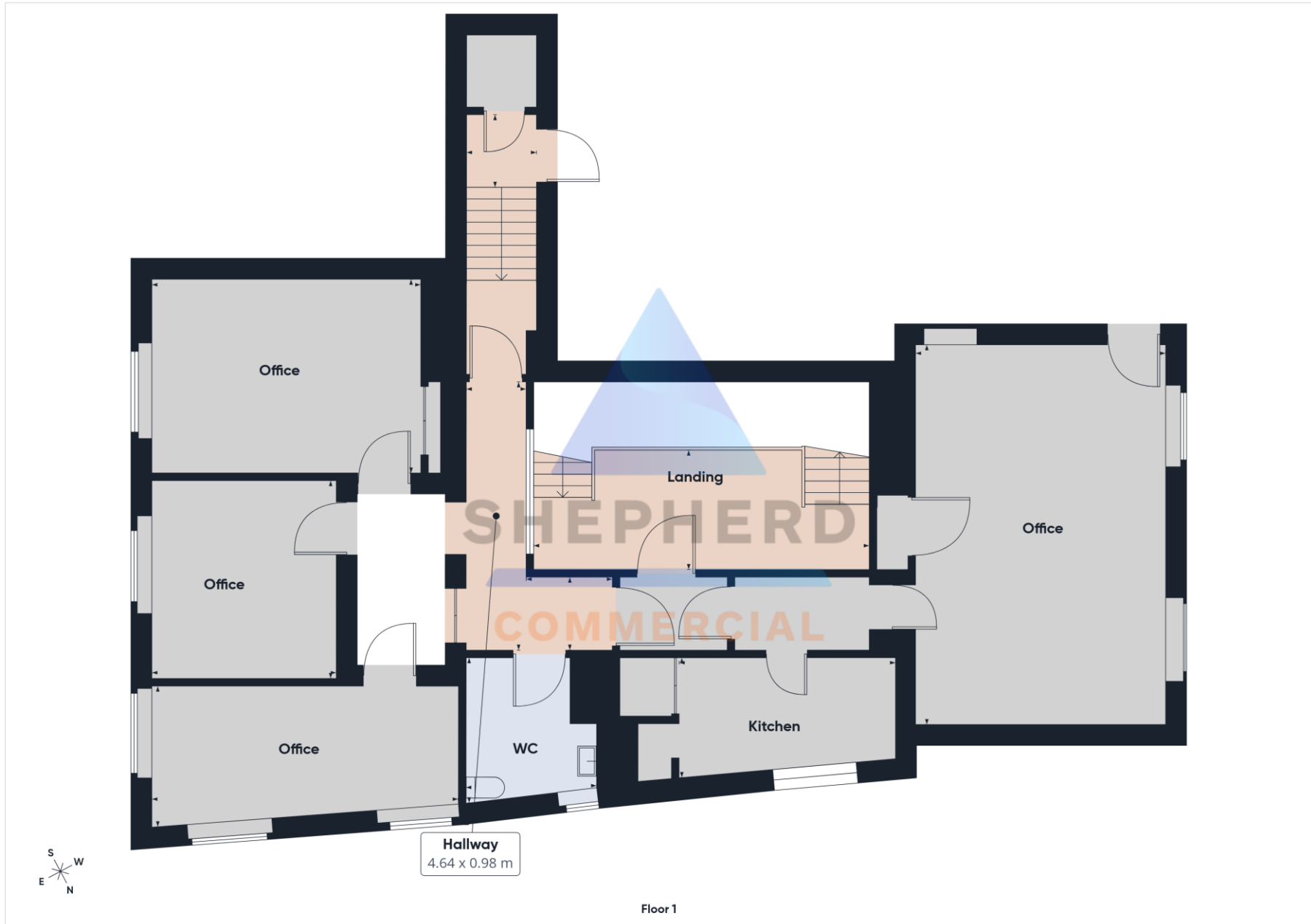
34A SANDGATE, AYR





First Floor

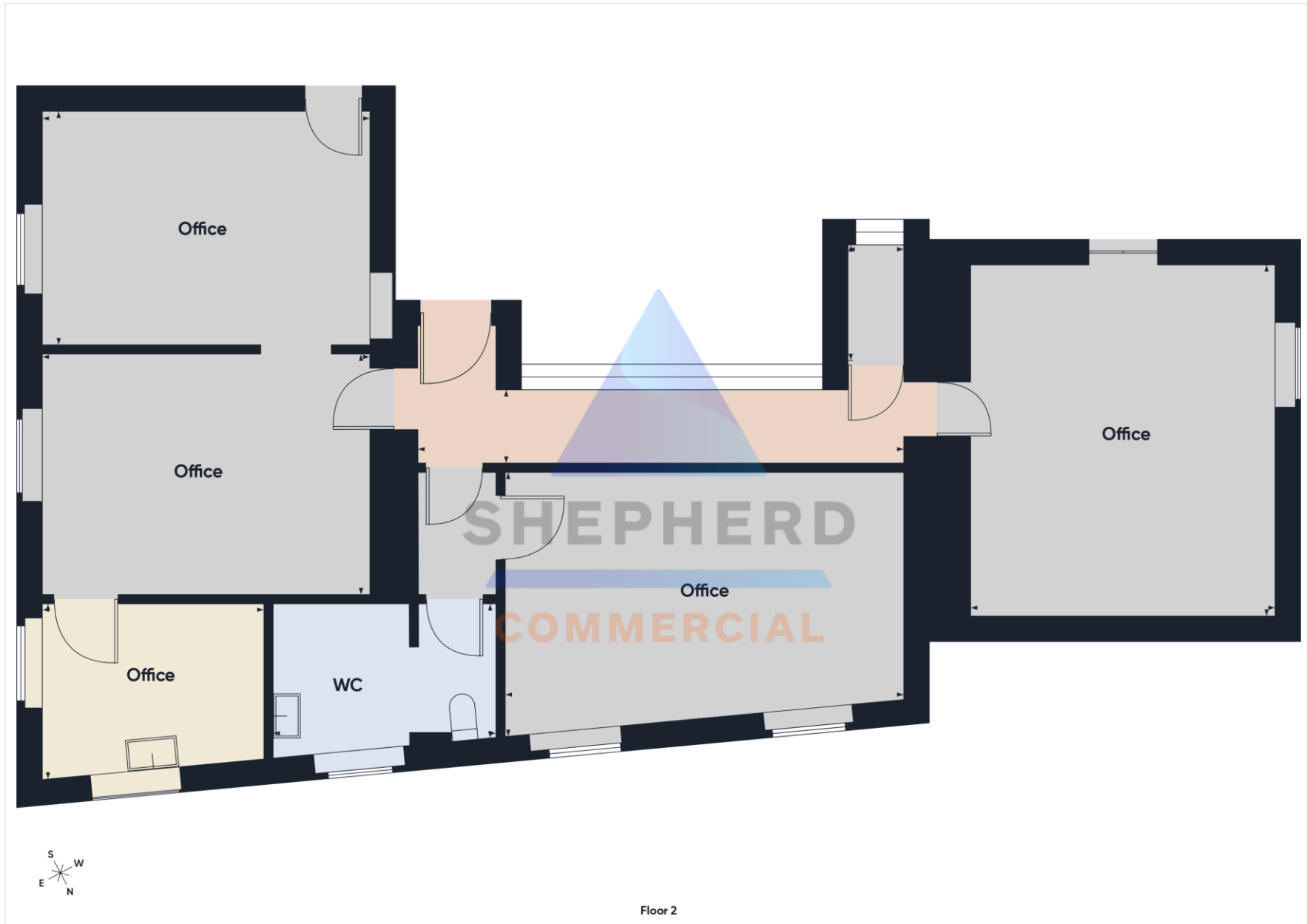
34A SANDGATE, AYR





Second Floor

34A SANDGATE, AYR



Floor 2



Floor Areas

	m ²	ft ²
Ground Floor	47.25	508
First Floor	84.07	905
Second Floor	86.82	935
Total	218.14	2,348

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).

The subjects have an approximate Gross Internal Area of 240.98 sq. m. (2,593 sq. ft.).

Rent

Individual rooms are available from £500 pcm including utilities, Broadband and building insurance.

The second floor is available independently with our client seeking offers over £10,000 per annum.

Rateable Value

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

RV £17,800

The Rateable Value will require to be re-assessed following sub-division and we anticipate that individual Rateable Values will fall below the threshold for 100% relief 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.

We understand the property has not been elected for VAT and therefore VAT is not payable upon the rent.

Legal Costs

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

Get in Touch

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



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Arlene Wallace
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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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