

## OFFICE & STORES

- > UPPER FLOOR OFFICE AND STORE
- > CONVENIENT LOCATION CLOSE TO NORTH HARBOUR INDUSTRIAL AREA
- > APPROX. 91.9 SQ. M. (990 SQ. FT.)
- > OFFERS OVER £5,000 P. A.
- >



**BADBOY**  
Graphics  
HYDROGRAPHIC SPECIALISTS  
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**£1 CAR WASH**

**IMPORTANT NOTICE**  
Customers using this facility do so at their own risk and we accept no responsibility for damage to vehicles or other property.

**Please be courteous to our neighbours.**  
Keep noise levels to a minimum after 6 o'clock in the evening.  
Switch off engine.  
Switch off music.

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**GOODYEAR**  
**DUNLOP**  
APPROVED DEALER

# TO LET

**20 PEEBLES STREET, AYR, KA8 8DS**

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## LOCATION

The unit enjoys the benefit of a convenient, central commercial location close to Main Street and the North Harbour industrial area. Immediately adjacent to McConechy's Tyre & Exhaust Centre, the subjects are located above a car wash.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800 and catchment population of 100,000.

## THE PROPERTY

The subjects comprise an upper floor office and store offering low-cost accommodation on flexible lease terms.

The accommodation incorporates an exclusive ground floor entrance hallway with ladies' and gents' toilet facilities. First floor comprises a series of rooms for use as offices/ stores/workshop

## RATING ASSESSMENT

A separate entry will be required to be made in the Valuation Roll. We estimate that the rateable value will be circa £2,500.

100% rates relief may be available via the Small Business Bonus Scheme to qualifying occupiers.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEASE TERMS

The subjects are available on a new full repairing and insuring lease of negotiable length.

## RENT

Rental offers over £5,000 per annum are invited.

## 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.

## 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 26<sup>th</sup> 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.

20 PEEBLES STREET, AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>91.9</b>	<b>990</b>

The above area has been calculated on a net internal area 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](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

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