DM HALL

To Let

Fully Refurbished Office Suite with Parking, Ayr



29 Miller Road,
Ayr, KA7 2AX

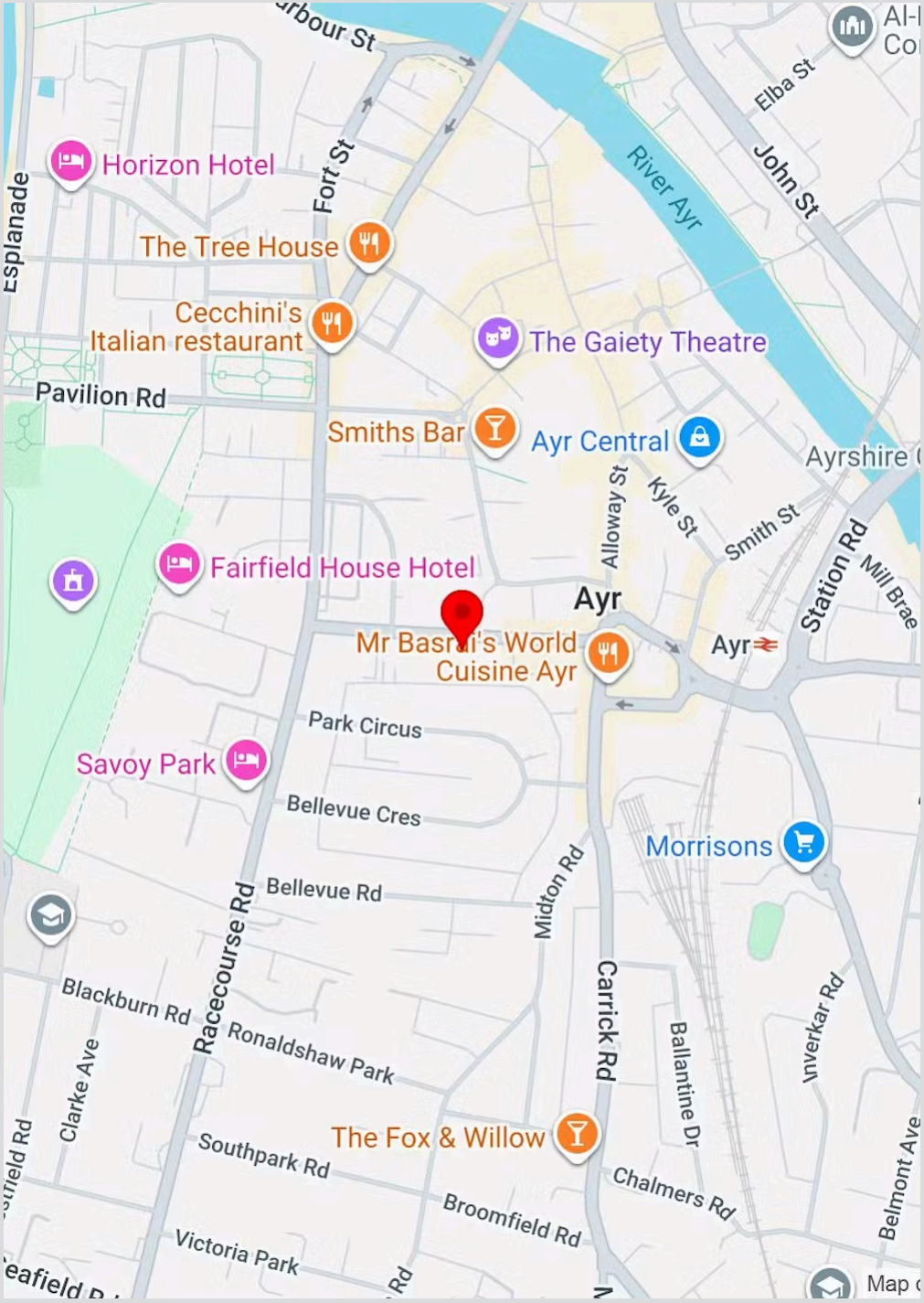
1,200 sq ft
(111.48 sq m)

- Located close to Ayr Town Centre
- Established office location close to Ayr bus and railway stations
- Extensively refurbished, traditional style office suite
- Private on-site car parking
- Full ground floor suite of 111.48sqm (1,200 sqft)
- Potential for up to 100% business rates relief
- Rent £21,000 per annum plus service charge

LOCATION

Miller Road is to the south of Ayr Town Centre, a short distance west of Ayr railway station and close to a wide range of shops, offices and car parking. Miller Road is characterised by a mix of professional service and hospitality businesses and is considered the prime office location in Ayr.

Ayr is the largest town in South Ayrshire region having a population of around 46,000 persons. The town is well connected with the A77 extending north to Glasgow (35 miles) and the nearby Ayr station offering regular rail links to Glasgow.



DESCRIPTION

29 Miller Road is a semi-detached, two storey and attic townhouse office building with prominent frontage on to Miller Road and access to a private car park off Beresford Lane, with provision for up to 14 cars.

The accommodation is traditional in its style and has been fully refurbished with suites available for immediate occupation.

Each floor and suite has private kitchen and toilet facilities, with newly installed lighting, flooring and modern décor throughout. The floors also have potential for individual room rents, subject to application.

Indicative floor plans are provided.

The property extends to the following net internal floor areas:

Ground Floor (Rear): 111.48sqm (1,200 sqft)

The individual suites are to be reassessed upon completion of works and may qualify for rates reliefs of up to 100% via the Small Business Bonus Scheme, subject to occupier status.

The refurbished attic suite is available on full repairing and insuring terms for a minimum period of five years, at a rent of £21,000 per annum plus service charge, which is estimated at around £7.50 per sqft (c.£7,800 per annum), that covers maintenance, insurance, electricity and gas usage, and common cleaning.

EPC available upon request.

Each party to be responsible for their own legal costs incurred.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.











SERVICE CHARGE

£7.50 per sq ft Service charge is inclusive of building maintenance, insurance, electricity, gas and common cleaning.

NON-DOMESTIC RATES

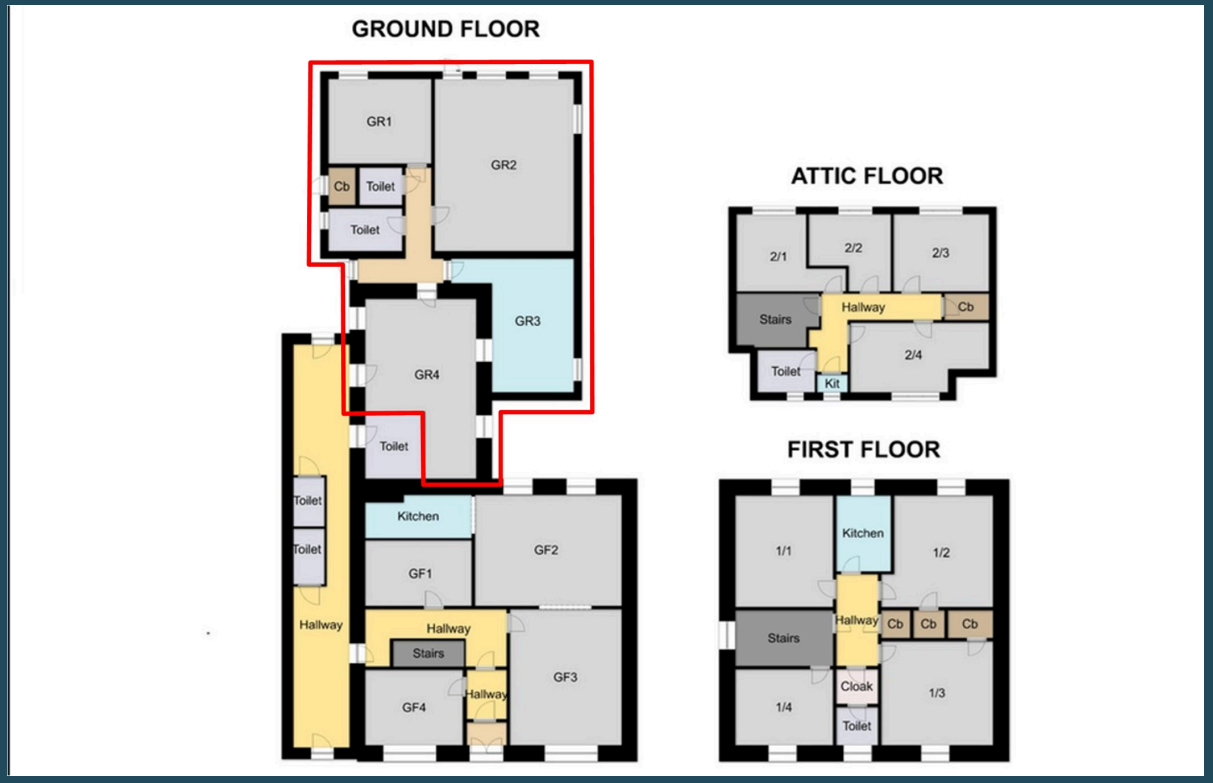
Rates Payable: To be reassessed for rates purposes. Potential for 100% rates relief, subject to occupier status.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DM HALL

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