

TO LET

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David Allison & Company
Chartered Surveyors



MODERN OFFICE SUITE

FIRST FLOOR, 36 DALBLAIR ROAD,
AYR, KA7 1UL

- Modern open plan first floor office suite
- Net Internal Area: **1,232 sq ft (114.55 sq m)**
- Suitable for a variety of uses eg., office/dental/gym/clinic
- Controlled off-street shared car parking
- Offers to lease in the region of £22,500 per annum.

David Allison & Company Chartered Surveyors

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www.dallisonandco.co.uk

DESCRIPTION

The subjects comprise a modern first floor office suite with main door entrance. The offices are contained within a purpose-built building (2002) which contains two doctors' surgeries, an optician and a beauty clinic.

The building is serviced by a fully surfaced and drained private car park with controlled entry.

Internally, the accommodation is flexible in layout being fully open plan.

LOCATION

The subjects occupy a central location in the heart of the professional/business district a short walking distance from Ayr town centre.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

ACCOMMODATION & FLOOR AREA

The accommodation is flexible in layout being open plan but currently provides a small reception/landing, large general office with glass partitioned meeting room, fully fitted kitchen/staff canteen and separate male and female toilets.

We calculate the Net Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately **114.55 sq m (1,232 sq ft)**.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of £18,600.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in the region of £22,500 per annum for a full repairing and insuring basis for a lease period in excess of 5 years duration.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

The property has been assessed for energy performance and currently has a 'B' rating.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

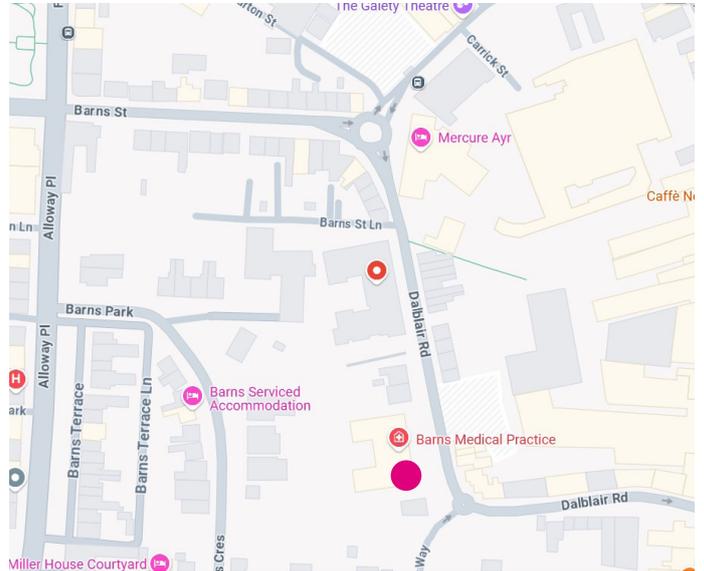
Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

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Date of Publication: September 2024