

TO LET

Studio Premises

Planning consent granted for
Yoga/Pilates Studio

Located within popular seafront
residential development

99.74 sq. m. (1,074 sq. ft.)

No rates payable

Offers over £11,000 p.a.



VIRTUAL TOUR



WHAT 3 WORDS

UNIT 2 CHURCHILL TOWER, SOUTH HARBOUR STREET, AYR, KA7 1JT

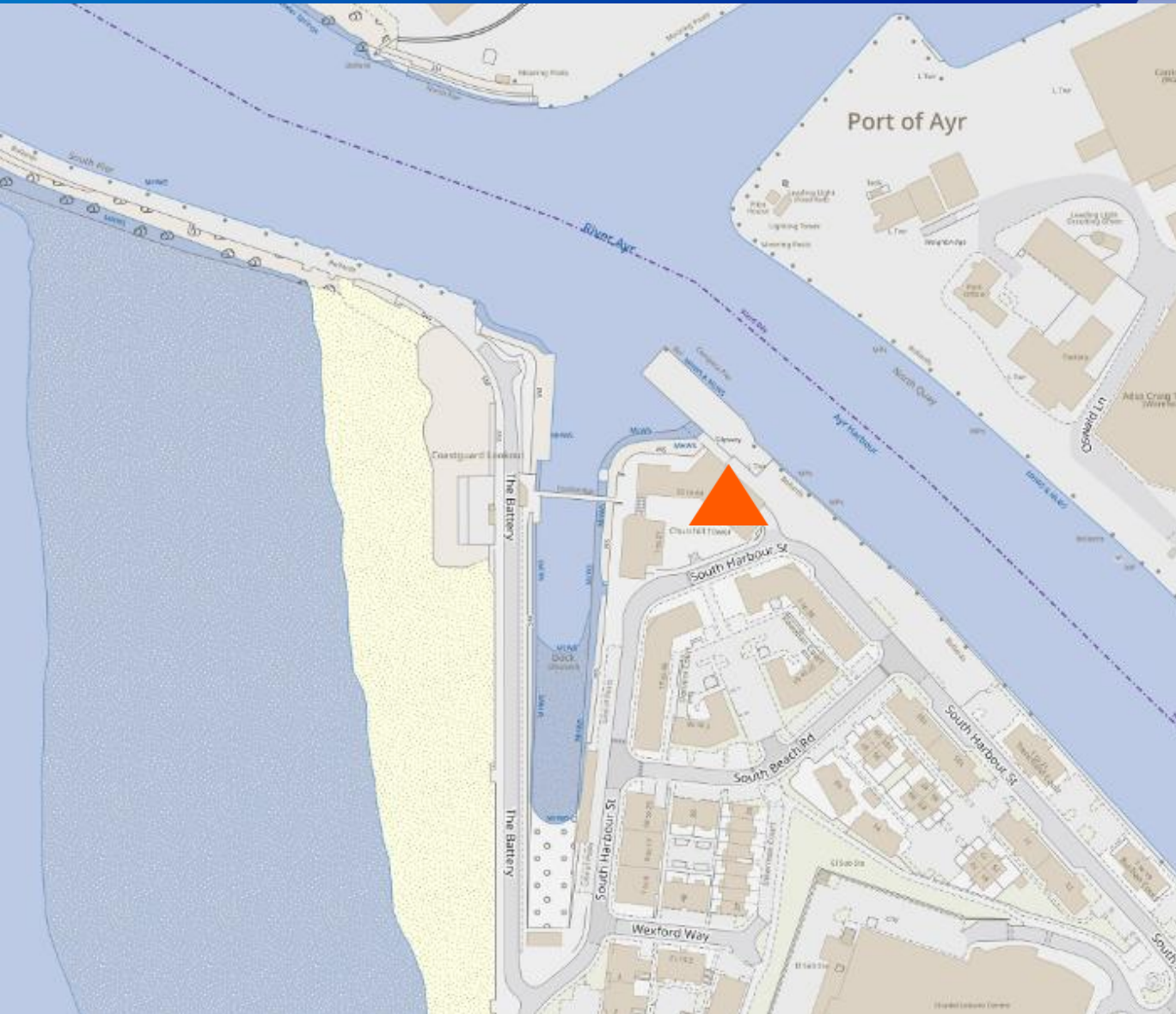
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 07831 883226 | shepherd.co.uk





Location

UNIT 2 CHURCHILL TOWER, AYR



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

The units form part of a modern mixed use development which overlooks a landscaped central piazza enjoying the benefit of a unique seafront location in the South Harbour area within easy reach of the main retail and business areas of the town.

Nearby occupiers include a small convenience store, dog groomer and The Citadel Leisure Centre.

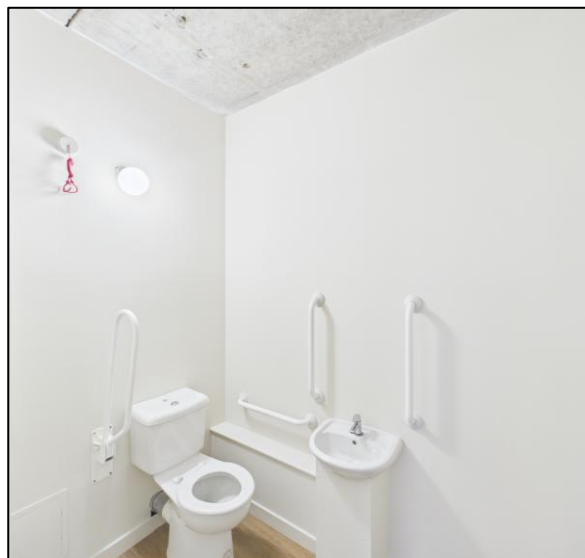


FIND ON GOOGLE MAPS



Description

UNIT 2 CHURCHILL TOWER, AYR



The subjects comprise a modern ground floor unit within a terrace of similar with residential flatted accommodation above.

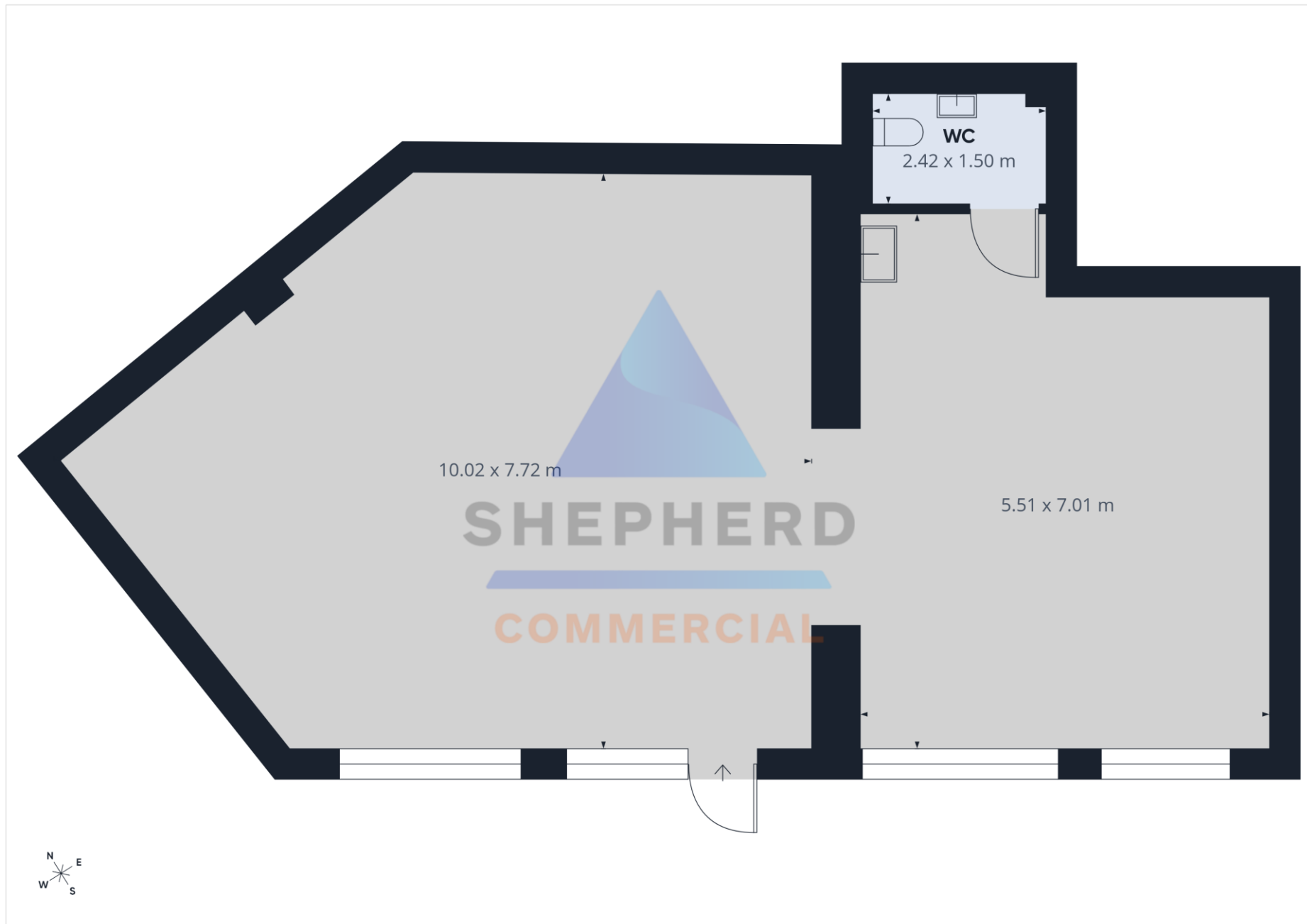
Internal accommodation comprises the following:

- Open Plan Studio
- Tea Prep Area
- W.C. Compartment

The property is modern and well presented throughout

	m ²	ft ²
	99.74	1,074

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 in excess of **£11,000 per annum** are invited.

Lease Terms

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

Planning

The property benefits from a restricted Class 11 use under the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 permitting use as a yoga/pilates studio or similar.

Rateable Value

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

RV £10,100

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

Energy Performance Certificate

The property has an energy rating of B. 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 with the tenant being 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

a.wallace@shepherd.co.uk



Kevin N Bell BSc MRICS

kevin.bell@shepherd.co.uk

Shepherd Chartered Surveyors

Cumbrae House, 15a Skye Road,
Prestwick, KA9 2TA

t: 01292 267987 Option 2



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.

shepherd.co.uk