

TO LET

First Floor Office

Includes private car parking spaces

Elevator access

151.8 sq. m. (1,634 sq. ft.)

Offers over £15,000 p.a.

VIDEO TOUR

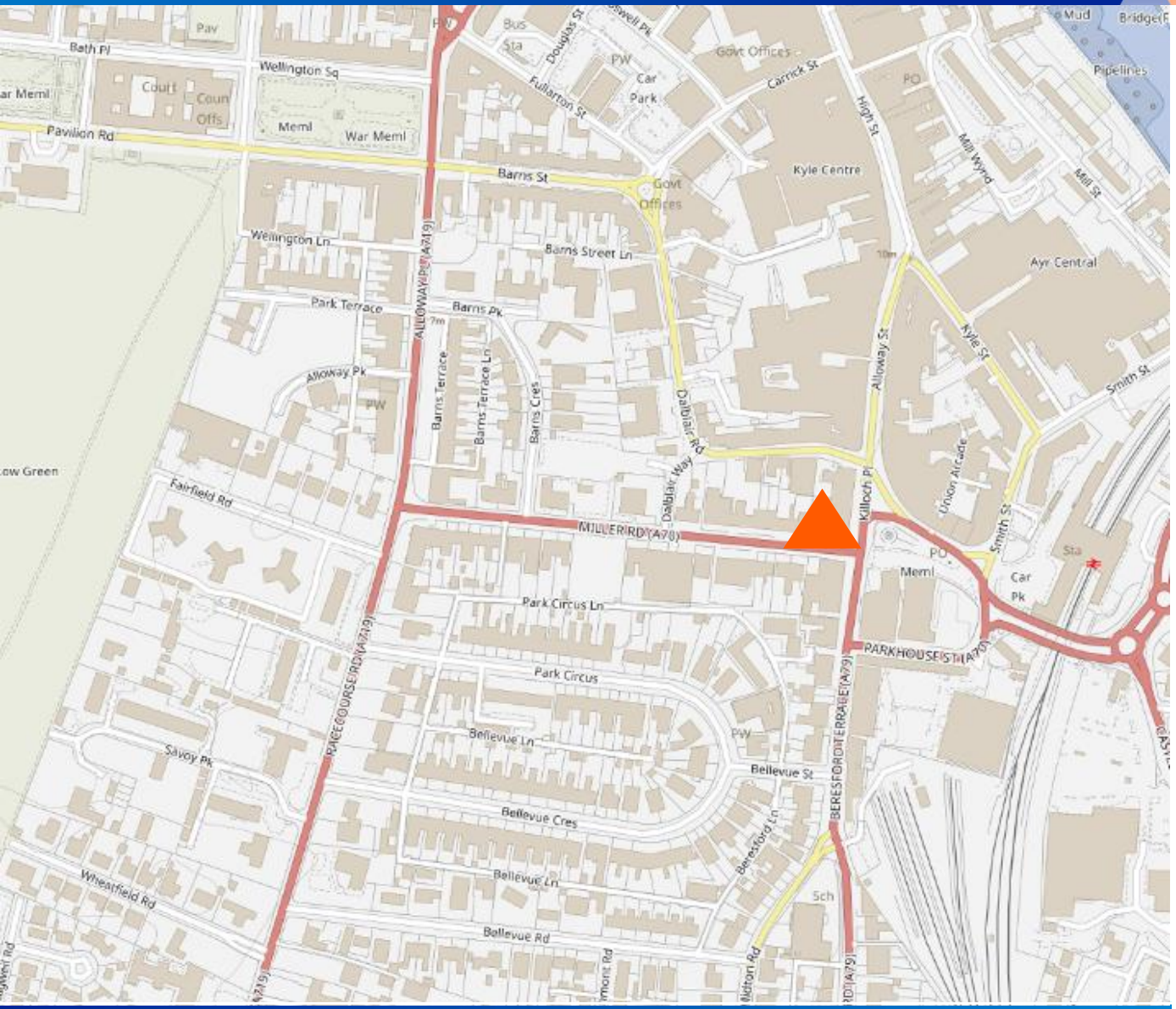
WHAT 3 WORDS

2 MILLER ROAD, AYR, KA7 2AY

CONTACT **Kevin N Bell BSc MRICS** kevin.bell@shepherd.co.uk | 07720 466050 |
shepherd.co.uk

SHEPHERD
COMMERCIAL

Location



Description

The subjects are located in a prominent edge of town centre location at the junction of Miller Road and Killoch Place.

The area is one of established commercial use including office, retail and licensed trade.

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





FIND ON GOOGLE MAPS

Description







The subjects comprise the first floor of a substantial three storey office building which benefits from elevator access and private car parking.

Internally the property has been modernised and includes the following accommodation:

First Floor

- General Office
- Three Private Offices
- Store Room
- Tea Prep Area
- W.C. Facilities

	m^2	ft^2
	151.8	1,634

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 Detail

Lease Terms

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

Rent

Offers over **£15,000 p.a.** are invited.

Rateable Value

The property has a rateable value of RV £18,200

Partial rates remission may be available to qualifying occupiers 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.

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:

Kevin N Bell BSc MRICS
Kevin.bell@shepherd.co.uk

Arlene Wallace
a.wallacel@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date January 2025

SHEPHERD COMMERCIAL