

**TO LET**

**Modernised Office in  
Attractive Townhouse  
Property**

**Includes private parking**

**No rates payable subject to  
status**

**67.7 sq. m. (729 sq. ft.)**

**Offers over £10,000 per annum**



**WHAT 3 WORDS**

**28 MILLER ROAD, AYR, KA7 2AY**

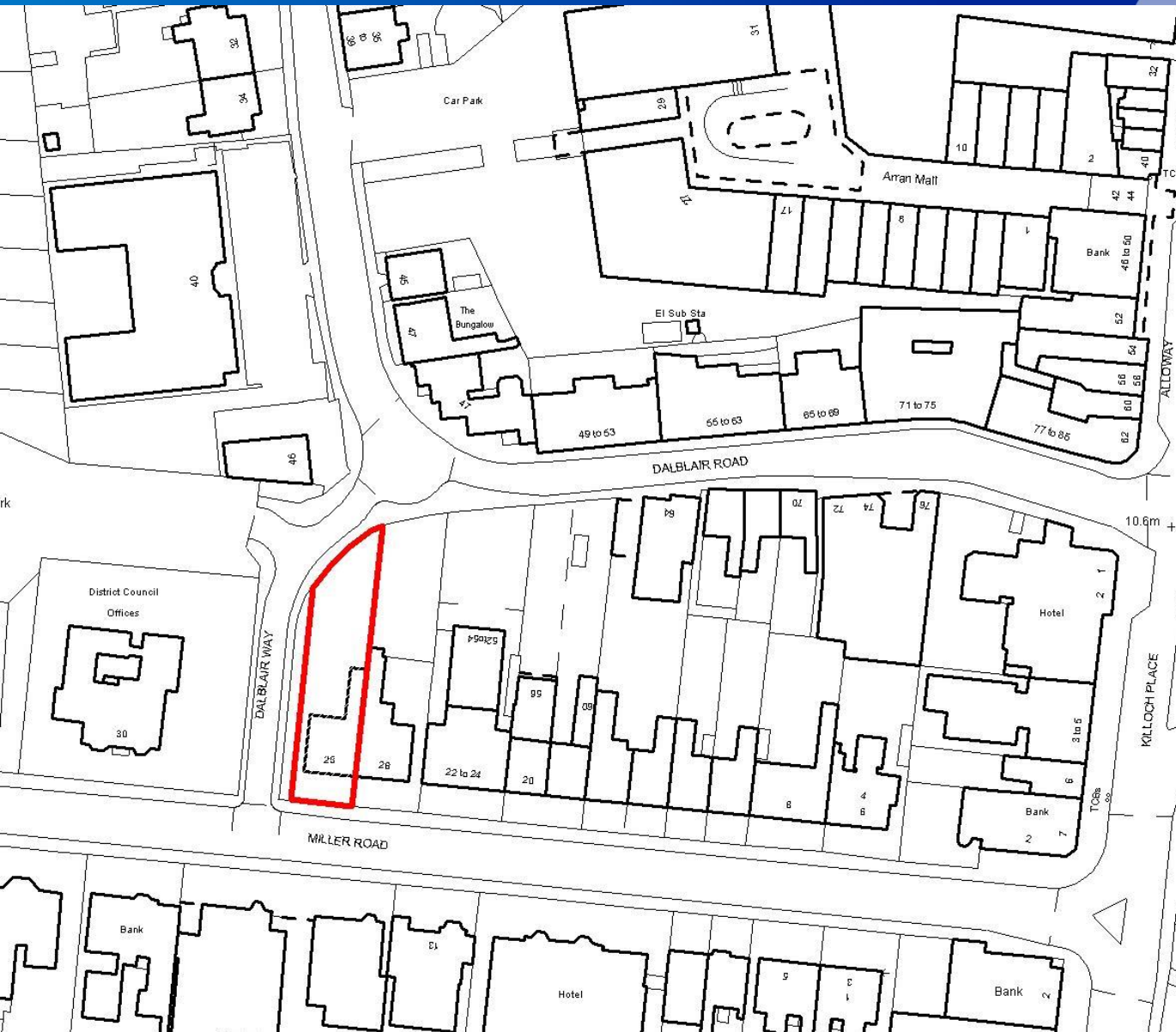
**CONTACT: Kevin N Bell BSc MRICS** [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 07720 466050 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

28 MILLER ROAD, AYR



The property is located on Miller Road in a prominent town centre location characterised by a range of Victorian terraces and townhouses, on and off street parking is available in the immediate vicinity.

Ayr is the principal settlement in the South Ayrshire Council area being located on Scotland's west coast and around 40 minutes drive time south of Glasgow, the town has a resident population of around 46,800.



FIND ON GOOGLE MAPS



# Description

28 MILLER ROAD, AYR



The subjects comprise a first floor office within an attractive two storey end terrace townhouse.

Four car parking space are included within the subjects of let.

The internal accommodation comprises the following:

- Reception/Waiting Room
- Three Office Rooms
- Tea Prep Area
- Staff W.C.

The property has been modernised internally and is well appointed throughout, a gas fired central heating system is included.

	m <sup>2</sup>	ft <sup>2</sup>
Office	67.7	729

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 over **£10,000 per annum** are invited.

## Lease Terms

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

## Rateable Value

The property has a rateable value of £9,800.

100% rates remission will 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](mailto:kevin.bell@shepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto:a.wallace@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.

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