



TO LET

OFFICE 16 SCHOOL VENNEL MAYBOLE

LOCATION

The premises are located in a mixed residential and commercial area just off High Street in the centre of Maybole, 9 miles south of Ayr.

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

DESCRIPTION

The single storey building is mid-terraced. Walls are of brick construction with a stonedash external coat. The roof is pitched and clad with concrete tiles. The floor is concrete. There is pedestrian access to both the front and rear of the building.

ACCOMMODATION

Main Office	-	36.3 sq m
Rear Office	-	9.6 sqm
Rear Lobby/Store	-	3.9 sq m
Toilet		

SERVICES

The building has mains electricity and water, drainage is to the public sewer. There is no heating.

RATEABLE VALUE

The rateable value is currently stated at £1,900 and would qualify for relief under the Small Business Bonus Scheme depending on eligibility. The incoming tenant will be responsible for the payment of non domestic rates and water rates levied.

ENERGY PERFORMANCE CERTIFICATE

TBC.

LEASE

The subjects are offered on the basis of a Full Repairing and Insuring (FRI) lease for a term to be agreed. A copy of the Council's standard lease is available on request.

PLANNING

The property is currently identified as use Class 2, financial, professional and other services and will require planning consent for a change of use.

It is recommended that interested parties contact the Council's Planning Service on 01292 616107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information.

RENTAL

Offers in excess of £170 per month, exclusive of VAT, are invited.

PROFESSIONAL FEES

The ingoing tenant will be responsible for the Council's professional fees as well as any stamp duty land tax (SDLT) incurred in this transaction.

OFFERS

Offers to lease should be submitted on the Council's pro-forma, which is available on request. **Offers submitted in any other format including those submitted by fax, will not be considered.**

A closing date for offers may be fixed and parties are advised to register their interest by e-mailing the Council's Estates Section.

CONTACT

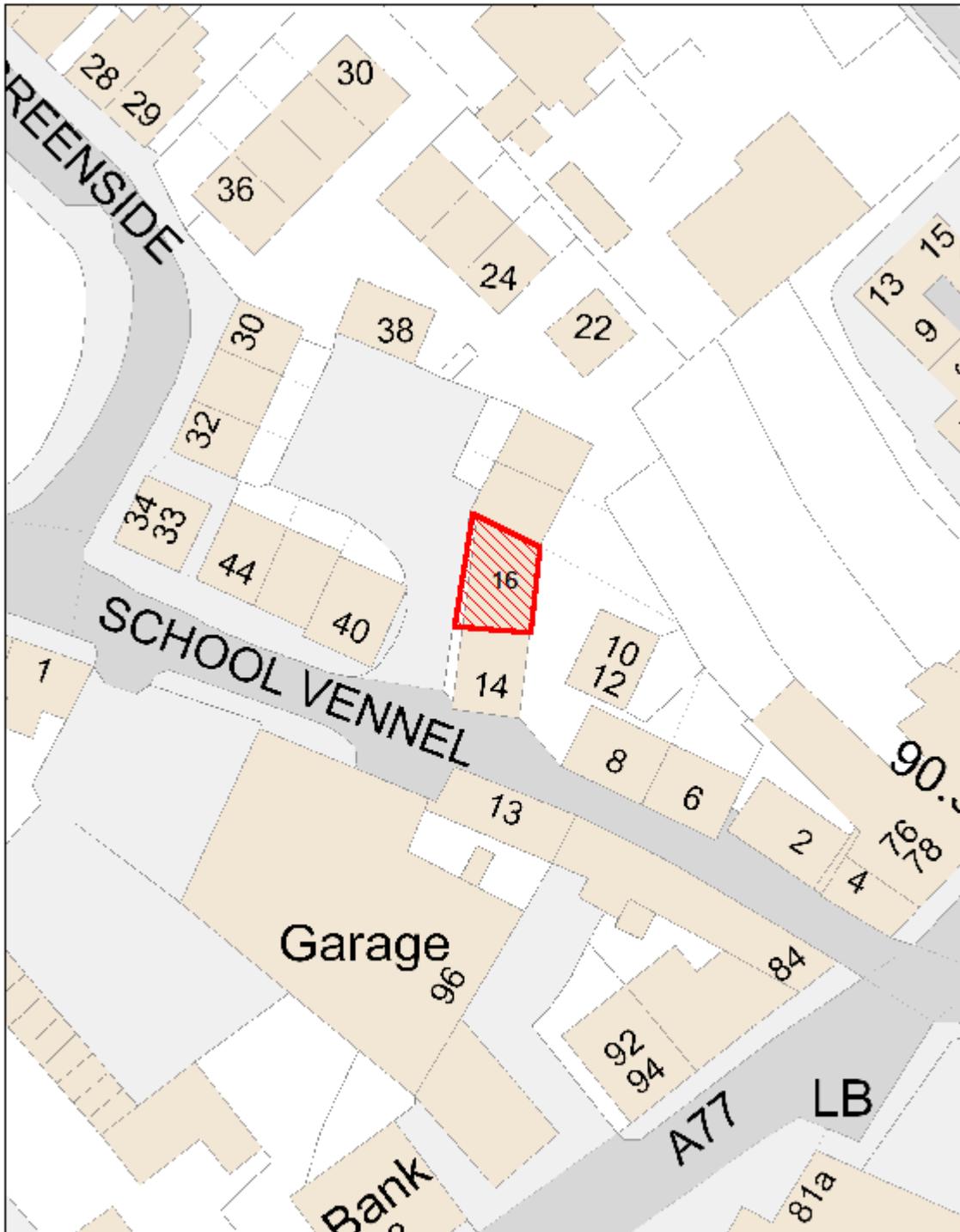
For further information and to arrange a viewing please call Estates Section – 01292 612914 or e-mail:

David Lewis: - david.lewis@south-ayrshire.gov.uk

Robert Campbell: - robert.campbell2@south-ayrshire.gov.uk

Anne Wilson: - anne.wilson2@south-ayrshire.gov.uk

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16 School Vennel, Maybole

Scale 1:500



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