



TO LET

**SHOP
40 KIRKLAND STREET, MAYBOLE**

LOCATION

The Burgh of Maybole has a population of around 4,700 persons. The town is situated 9 miles south of Ayr and 44 miles south-west of Glasgow City Centre.

The property is a shop situated within a mainly residential area and close to Cairn Primary School on the south east side of Maybole.

DESCRIPTION

The shop occupies the ground floor of a two storey semi-detached building with residential property above. The subjects are of brick construction, roughcast externally with a concrete tiled pitched roof. There are metal roller security shutters protecting the display window and front door.

ACCOMMODATION

The subjects extend in total to approximately 77.1 sq m (830 sq ft) comprising –

Main shop	-	52.5 sq m
Back shop	-	18.9 sq m
Kitchen	-	2.8 sq m
Toilet	-	2.9 sq m

SERVICES

The property is assumed to be connected to mains electricity and water with drainage to the main sewer.

RATEABLE VALUE

The rateable value is £3,750. While the tenant will be responsible for the payment of business rates they may be eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is to be confirmed.

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.

RENTAL

Rental offers over £4,000 per annum are invited.

PLANNING

The property is currently identified as use Class 1 retail and will require planning consent for a change of use.

It is recommended that interested parties contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information

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

Written offers on the Council's standard pro-forma which is available on request are invited to lease this property. **Offers submitted in any other format including those submitted by fax or e-mail will not be considered.**

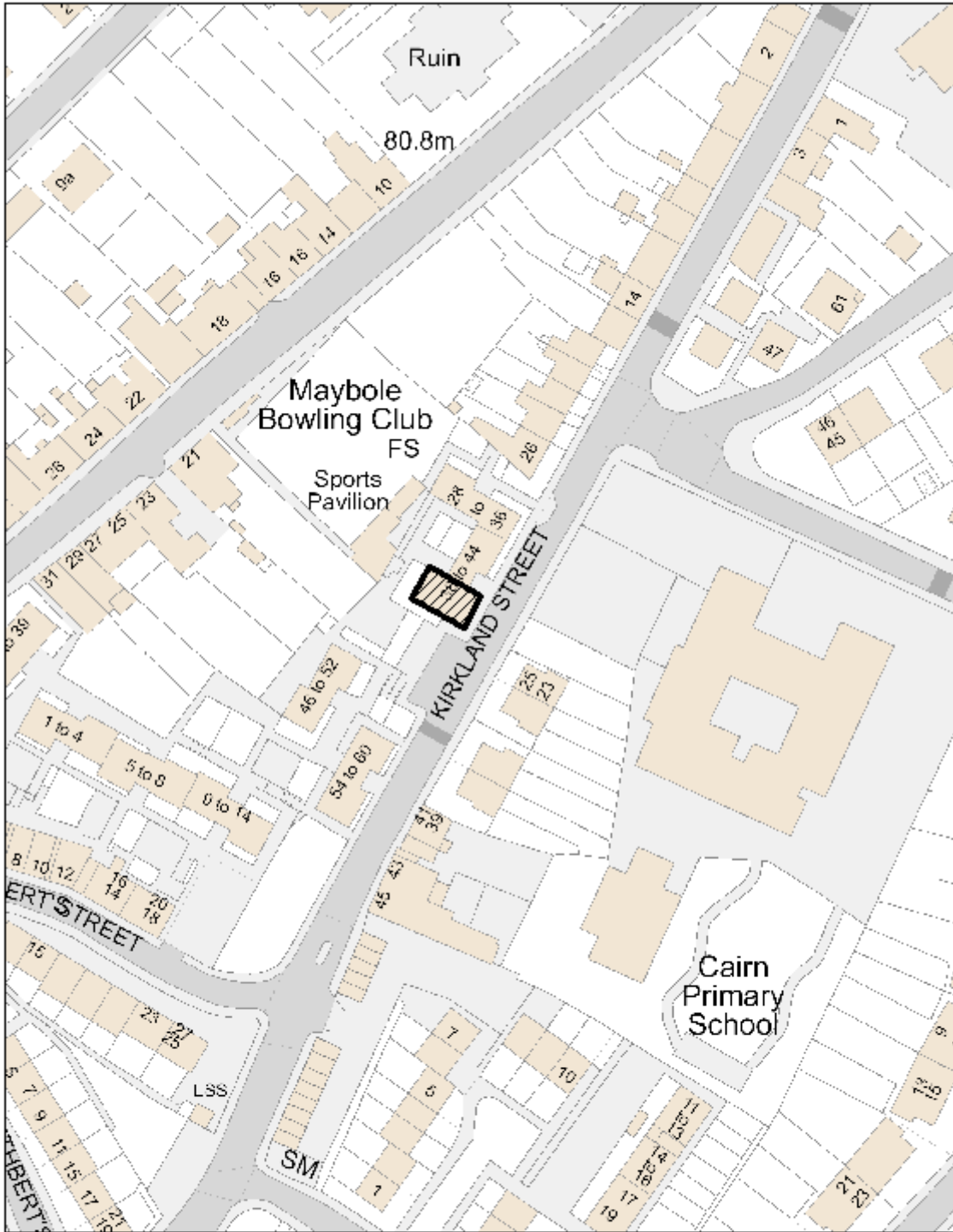
A closing date for offers may be fixed and parties are advised to register their interest by e-mailing the Council's Estates Section.

CONTACT

For further information and to make arrangements for viewing please contact the Estates Team – 01292 612914 or

E-mail: Estates@south-ayrshire.gov.uk

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Location plan - 40 Kirkland Street, Maybole

Scale 1:1000



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