



NEW

FOR SALE / MAY LET

- LICENSED PREMISE
- WALK IN CONDITION
- PUB/BAR
- LOCATED ON A HIGH TRAFFIC MAIN ROAD
- GROUND FLOOR AND BASEMENT
- 1615 SqFt (150 SqM)

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13 New Bridge Street, Ayr, KA7 1JX

LOCATION

Ayr is located within the South Ayrshire region and is the principle town within the region having a population of around 45,000 persons. The town links directly with Irvine to Glasgow (30 miles) and Kilmarnock (15 miles) via the A/M77, with Irvine (15 miles) accessed via the A78 road route. The town is served by regular rail services to Glasgow, Kilwinning and Stranraer.

THE PROPERTY

The subject is comprised of a ground floor and basement. was the purpose of the basement forming storage and the ground floor being a shop front for pub/bar use. Some of the highlights of this property are the large windows at the front of the property, easy access to the property as it sits on a main road.

ACCOMMODATION

NIA	SqFt	SqM
GROUND FLOOR	732	68
BASEMENT	883	82
TOTAL	1615	150

RATING ASSESSMENT

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

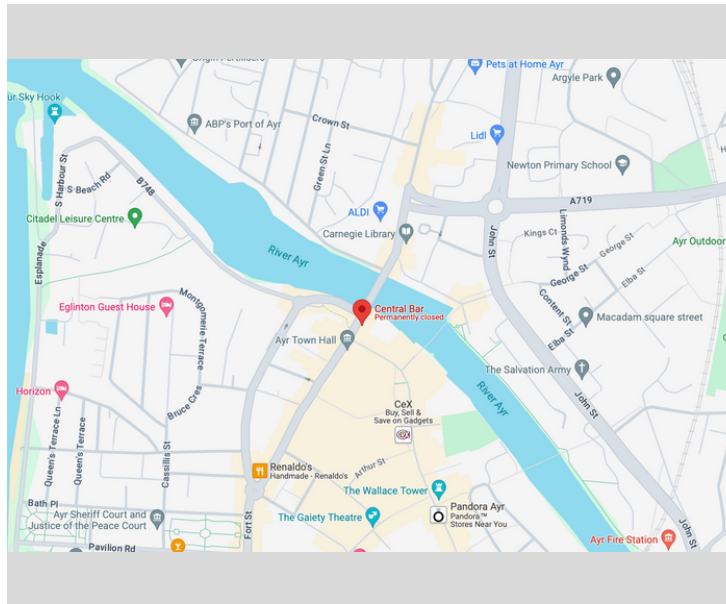
RV £16,400

100% 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.

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LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT / SALE

Offers Over £95,000 / OFFERS INVITED FOR RENT

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.

VALUE ADDED TAX

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.

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.

For more information or to arrange a viewing please contact -

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