



**3 Townend, Dalry, KA24 4AA**



- Prominent town centre location
- Retail premises
- No rates payable subject to status
- 67.0 sq. m. (721 sq. ft)
- Offers over £6,000 p.a.

**VIEWING & FURTHER INFORMATION:**

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[www.shepherd.co.uk](http://www.shepherd.co.uk)



[www.trilliumspace.co.uk](http://www.trilliumspace.co.uk)

**LOCATION**

Dalry is situated within North Ayrshire, approximately 10 miles north of Irvine on the A737.

Dalry has a resident population of around 5,400 persons.

The subjects are located in a prominent town centre location on Townend close to its junction with New Street. Nearby occupiers include the Co-op, Irvines bakers and Royal Mail sorting office which adjoins the subject premises.

Dalry is well served by public transport having a railway station with regular services to Glasgow and Ayr.

**THE PROPERTY**

The subjects comprise a former Post Office, occupying part of an attractive single storey traditional building formed in stone and slate.

Internal accommodation comprises the following:

- Retail/Office
- Storage
- W.C. Facilities

**FLOOR AREA**

The approximate net internal floor area is

67.0 sq. m. (721 sq. ft.)

**RATING ASSESSMENT**

The subjects are currently entered in the Valuation Roll as follows:-

NAV/RV £5,400

The property benefits from 100% rates remission under the Small Business Bonus Scheme for qualifying occupiers.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

## LEASE TERMS

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

## RENTAL

Rental offers over **£6,000 per annum** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with tenant 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 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and 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.

## VIEWING

For further information or viewing arrangements please contact the sole agents:

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