



THOMAS MURRAY  
PROPERTY



For Lease:  
50 Dalrymple Street  
Girvan  
KA26 9BT





Reception Area





Reception Area

## 2 Hamilton Street, Girvan

**FOR RENT:** Attractive, commercial premises in a prominent site close to the town square. The property has glazed frontage to street and would suit a variety of retail or office based operations. Previously a solicitors office the property has more recently been used as a beauticians. The interior comprises: front office with two rooms off, toilet and kitchen. The interior is arranged all on the level and is about 454 ft<sup>2</sup> (gross internal area). The property is central and there are 2 large car parks nearby (free parking). EER G 160. Rent £350 per month.

Front area, comprising reception space with rooms off (to front and rear: approx. 367 ft<sup>2</sup>  
Back area, comprising toilet and kitchen: approx. 87 ft<sup>2</sup>

Girvan has a population of approximately 6992 (Census 2001) and in the town can be found primary and secondary schooling, general hospital, recently opened Quay Zone leisure centre (with swimming pool, soft play and gym), a variety of local and multiple retailers, attractive sea front with promenade, working harbour with moorings for pleasure craft. Girvan has a railway station providing connections north to Ayr, Prestwick Airport and Glasgow and south to Stranraer. Girvan sits on the A77 which is a good road link to Ayr & Stranraer. The county town of Ayr is approx. 22 miles, Prestwick Airport approx. 26 miles.

### Directions

On entering Girvan travelling from Ayr proceed ahead on Vicarton Street to traffic lights at town centre/clock tower. Turn left, Hamilton Street, the property is a short distance along on right hand side

### General Comments

The property is available for lease on a full insuring and repairing basis.

As far as we are aware the property has now use of the area of ground to immediate rear of the building. Although there is a door from the property out to this area it is for emergency exit only and for undertaking any routine repairs to the rear of the property.

**Rent** £4200 per annum

**Rateable Value** £2150

### Energy Efficiency Rating (EER)

Band G (160)

### Viewing



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By appointment only. Contact the agents, telephone 01465-713498 or email [enquiries@thomasmurrayproperty.com](mailto:enquiries@thomasmurrayproperty.com)



Reception Area



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Front office



Front office



Back office



Kitchen



#### **Anti Money Laundering Regulations**

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

#### **Conditions of Lease:**

We have attempted to make our lease details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of lease. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



**01465 713498**

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**[www.thomasmurrayproperty.com](http://www.thomasmurrayproperty.com)**

