



PROPERTY CONSULTANTS

# TOWN CENTRE SHOP UNIT TO LET



**224 HIGH STREET, AYR, KA7 1RQ**

- Prominent Town Centre Shop Unit
- Opposite the main entrance to The Kyle Centre
- Floor Area approx. 1,457sq.ft.

**T. 0141 248 5878**  
[www.lambertinnes.co.uk](http://www.lambertinnes.co.uk)







**DESCRIPTION**

The property comprises a retail unit with an excellent display frontage incorporating double access doors. Internally the unit provides retail space partially at ground floor level and partially at a raised level. The shop also has adequate storage, staff and toilet facilities and a rear door for loading and fire escape purposes.

We estimate that the property provides the following approximate dimensions and areas:

<b>Gross Frontage</b>	<b>20'0"</b>	<b>6.1m</b>
<b>Internal Width (front shop)</b>	<b>17'4"</b>	<b>5.3m</b>
<b>Floor Area</b>	<b>1,457sq.ft.</b>	<b>135.4sq.m.</b>

\*\* Indicative floorplans available on request.

**RATING**

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £42,250

Uniform Business Rate (2021-2022) £0.49.

**TERMS**

The property is available to lease and our clients are able to offer a term till June 2026. A longer term may be available. Further details including rental information available on request.

**EPC**

Available on request.

**PLANNING**

The last use of the property was as a retail unit and therefore we understand it benefits from Class 1(Retail) planning consent, however may be equally suitable for a variety of alternative uses.

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

**ENTRY**

Immediate.

**VIEWING & FURTHER INFORMATION**

Viewing is strictly by appointment through:

**Stephen Innes,**  
**Lambert Innes Property Consultants**  
 Tel: 0141 248 5878  
 Email: [stephen@lambertinnes.co.uk](mailto:stephen@lambertinnes.co.uk)

