



PROPERTY CONSULTANTS

TO LET

POTENTIAL FOR  
HOT FOOD USE  
- SUBJECT TO PLANNING



UNIT 1, 49 MAYBOLE ROAD, AYR, KA7 4SF

- Prominent roadside retail parade.
- Adjacent to Tesco Express.
- Recently refurbished unit in walk-in condition.
- Floor Area approx. 1000sq.ft.
- Potential for 100% rates relief.

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

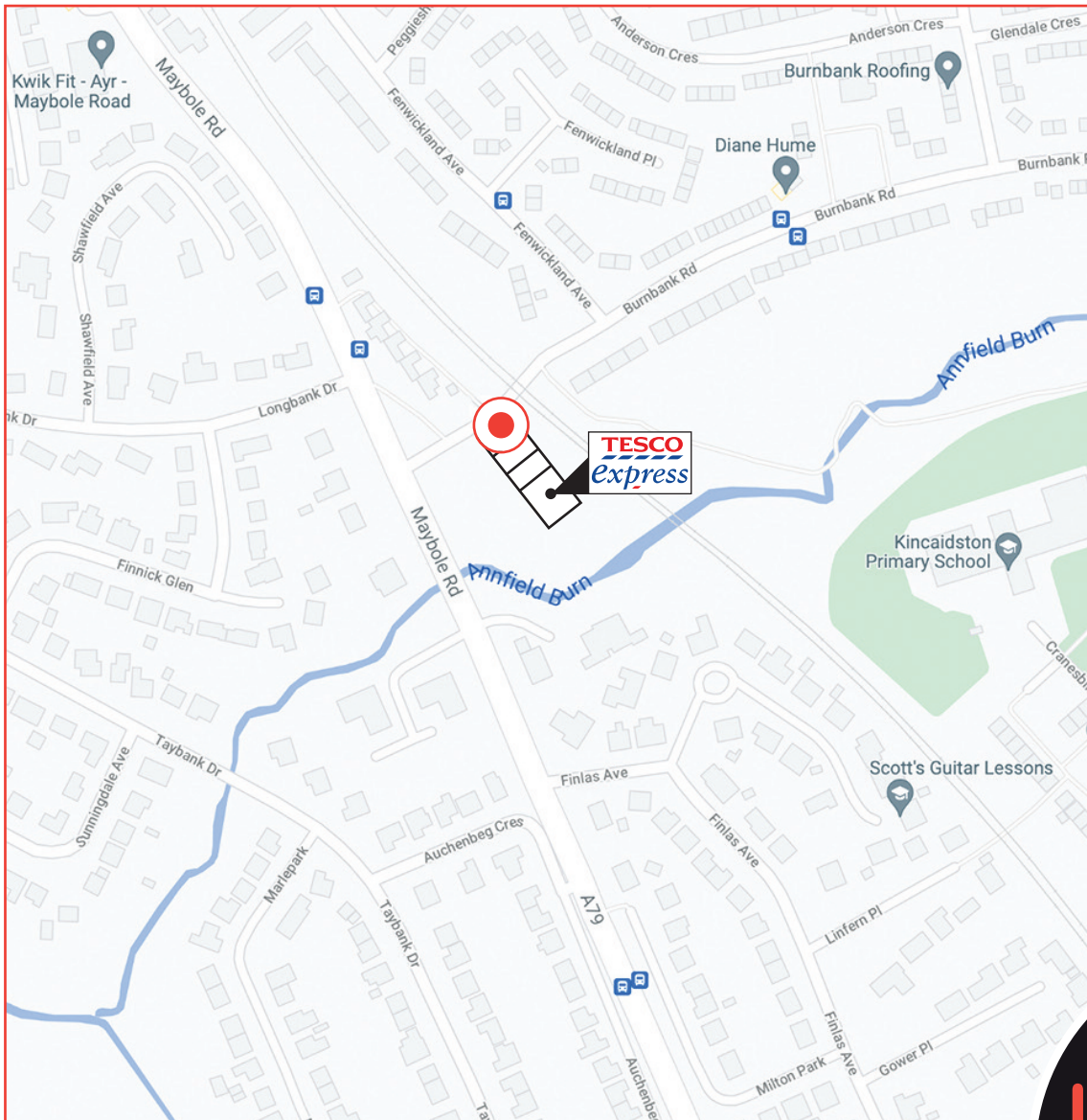
The Lambert Innes logo, identical to the one at the top of the page, positioned in the bottom right corner.

## LOCATION

Ayr is a strong market town located approximately 35 miles south of Glasgow. It is the largest town in Ayrshire with a resident population of approximately 48,000 and an estimated catchment of 330,000.

Maybole Road is one of the main arterial routes leading to and from the south of Ayr and this popular retail parade occupies a very visible roadside location. In addition to the busy vehicular traffic passing by, the parade also serves the considerable amount of housing in the area and is close to Belmont Academy one of the largest schools in the vicinity with approx. 1400 pupils.

The property occupies a prominent corner position near the entrance to the car park serving the parade. The development is anchored by **Tesco Express** and other occupiers include **Prime Cuts Butchers** and **Dinos Italian Takeaway**.



**LAMBERT  
INNES**



## DESCRIPTION

The subjects comprise a shop unit arranged over ground floor only and providing the following approximate dimensions and areas:

Internal Width	23'1"	7.05m.
Shop Depth	44'8"	13.65m.
Ground Floor	1,000sq.ft.	92.90sq.m

## RATING

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

Rateable Value £14,500.

Uniform Business Rate (2022-2023) £0.498

*\*\* Subject to status, an incoming tenant may qualify for up to 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.*

## TERMS

The property is available on the basis of a new long term full repairing and insuring lease and rental offers in excess of £20,000 per annum are invited.

## EPC

Available on request.

## PLANNING

The last use of the property was as a laundrette and therefore we understand it benefits from Class 1 (Shops) planning consent, however may be equally suitable for a variety of alternative uses including Class 2 (Office) or perhaps restaurant/café/hot food takeaway (subject to planning).

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

## ENTRY

Early entry is available.

## 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)

