



PROPERTY CONSULTANTS

TOWN CENTRE SHOP UNIT TO LET/FOR SALE

112 HIGH STREET, AYR, KA7 1PQ



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. It is also regarded as the main retail location in the area.

The town benefits from excellent transport links via road and rail and is also a popular tourist destination and visitor numbers to the town centre increase substantially in the spring and summer with both holiday makers and day trippers.

High Street is traditionally regarded as being the prime shopping location in the town and the subjects occupy an excellent position, close to **Marks & Spencer** and other occupiers such as **Poundland**, **Clinton Cards**, **Game**, **Superdrug**, **Tesco Express** and **TSB**.

DESCRIPTION

The property comprises a retail unit with an excellent display frontage incorporating central access doors. Internally the main retailing area is regular in shape and provides good sales space. To the rear there is adequate additional storage, office and kitchen space as well as staff toilets.

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

Internal Width	22'8"	6.9m.
Sales Depth	49'4"	15.04m.
Floor Area	2185 sq.ft.	203sq.m.

RATING

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

Rateable Value £34,000.
Uniform Business Rate (2019/2020) £0.49.

TERMS

The property is available on the basis of a new full repairing and insuring lease and rental offers in the region of £30,000 per annum are invited.

Alternatively, our client would consider selling the property and further details on this are 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

Further details on request.

VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:
Stephen Innes, Lambert Innes Property Consultants
Tel: 01 41 248 5878
Email stephen@lambertinnes.co.uk



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