



PROPERTY CONSULTANTS

PROMINENT ROADSIDE SHOP UNIT TO LET 161 WHITLETTS ROAD, AYR, KA8 0JQ



LOCATION

Ayr is a busy market town located approximately 35 miles from Glasgow.

The town is the principle retail location for South West Scotland, having a resident population of approximately 48,000, and an estimated catchment in the region of 330,000

Whitletts Road is one of the main arterial routes leading into the town centre from the A77, and the subject property occupies a highly visible location on this road.

The property is close to **Ayr Racecourse** and also directly opposite a **Tesco Superstore** and **McDonald's**.

The unit benefits from excellent car parking facilities, and other adjacent occupiers include **Ladbrokes**, **Aldo's Fish & Chips**, **We-Pay** and **Gibson & Goold**.

DESCRIPTION

The subjects comprise a shop unit in very good condition arranged over ground floor only, and provides the following approximate dimensions and areas:

Gross Frontage	16'4"	4.98m
Net Frontage	15'4"	4.68m
Ground Floor	727 sq. ft.	67.55 sq. m.

RATING

We are verbally advised by the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value	£7,600
Uniform Business Rate (2017/2018)	46.6p

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.

LEASE TERMS

The property is available on the basis of a new full repairing and insuring lease, and rental offers in excess of £12,000 per annum are invited.

PLANNING

The property was last used as a laundrette (Class 1 Retail), however may be equally suitable for a variety of alternative uses.

The property previously had the benefit of a planning consent allowing it to be used as a hot food takeaway.

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

EPC

Available on request.

LEGAL COSTS

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

The incoming tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

ENTRY

An early entry date is available.

VIEWING & FURTHER INFORMATION

Viewing by appointment through:

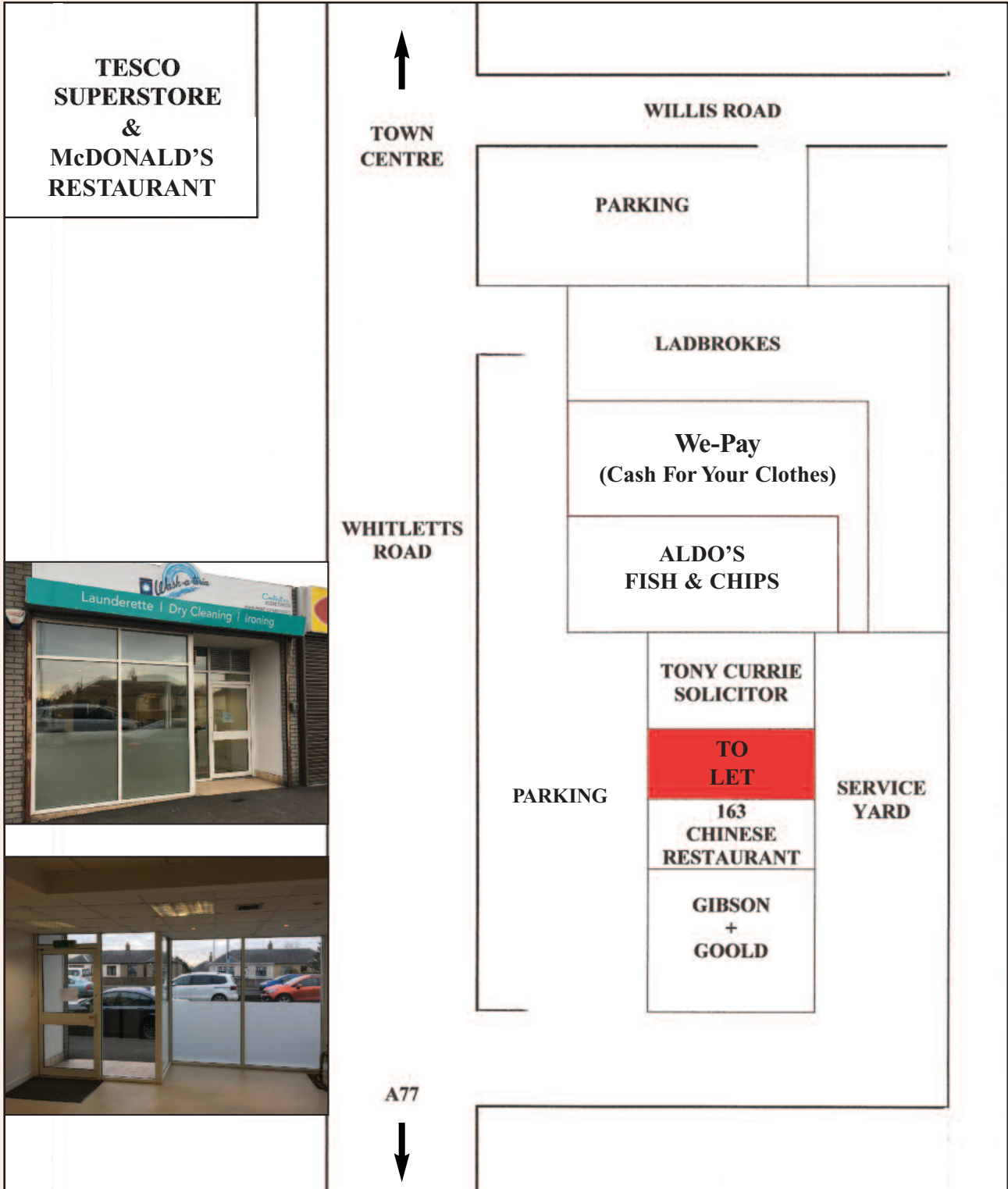
Stephen Innes, Lambert Innes Property Consultants

Tel: 0141 248 5878, or

Email: Stephen@lambertinnes.co.uk



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