



****CLASS 3 CONSENT NOW ACHIEVED****
TO LET – RETAIL UNIT
 Ayr, 134 High Street



- PROMINENT RETAIL UNIT WITHIN PRIME PITCH
- WELL CONFIGURED SPACE
- CONSISTENTLY HIGH LEVELS OF FOOTFALL

LOCATION

Ayr is a popular coastal market town with a population of approximately 46,000 people making it the largest settlement in Ayrshire. The town benefits from excellent transport links and continues to be considered the shopping hub in the southwest of Scotland.

The premises are located on the east side of High Street within the prime retail pitch. The towns' premier shopping centre, Ayr Central, is in close proximity as is the Kyle Centre which has recently been purchased to facilitate a leisure development that will comprise a cinema and several restaurants.

Nearby occupiers include **Marks & Spencer, Superdrug, Tesco Express, Wilkos, Bank of Scotland, Iceland, Lloyds TSB** and **Boots**.

DESCRIPTION

The premises comprise a double fronted, ground and first floor retail unit of a traditional mid-terrace red sandstone building. The property extends to the following net internal areas:-

ACCOMMODATION

Ground Floor	233.27 sq m	2,511sq ft
First Floor	109.99 sq m	1,184 sq ft
Total	343.26 sq m	3,695 sq ft

USE

Class 1 (Retail) as existing, with Class 3 (Food & Drink) now achieved, subject to conditions.

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length, incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in the region of **£45,000 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the 2018/19 Rateable Value of the shop will be: -

Rateable Value	£55,500
Commercial Rate Poundage	£0.506
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via:-

Reith Lambert

Richard Ford
 0141 225 5710
 richard@reithlambert.co.uk

Kirsty McCreath
 0141 225 5704
 kirsty@reithlambert.co.uk

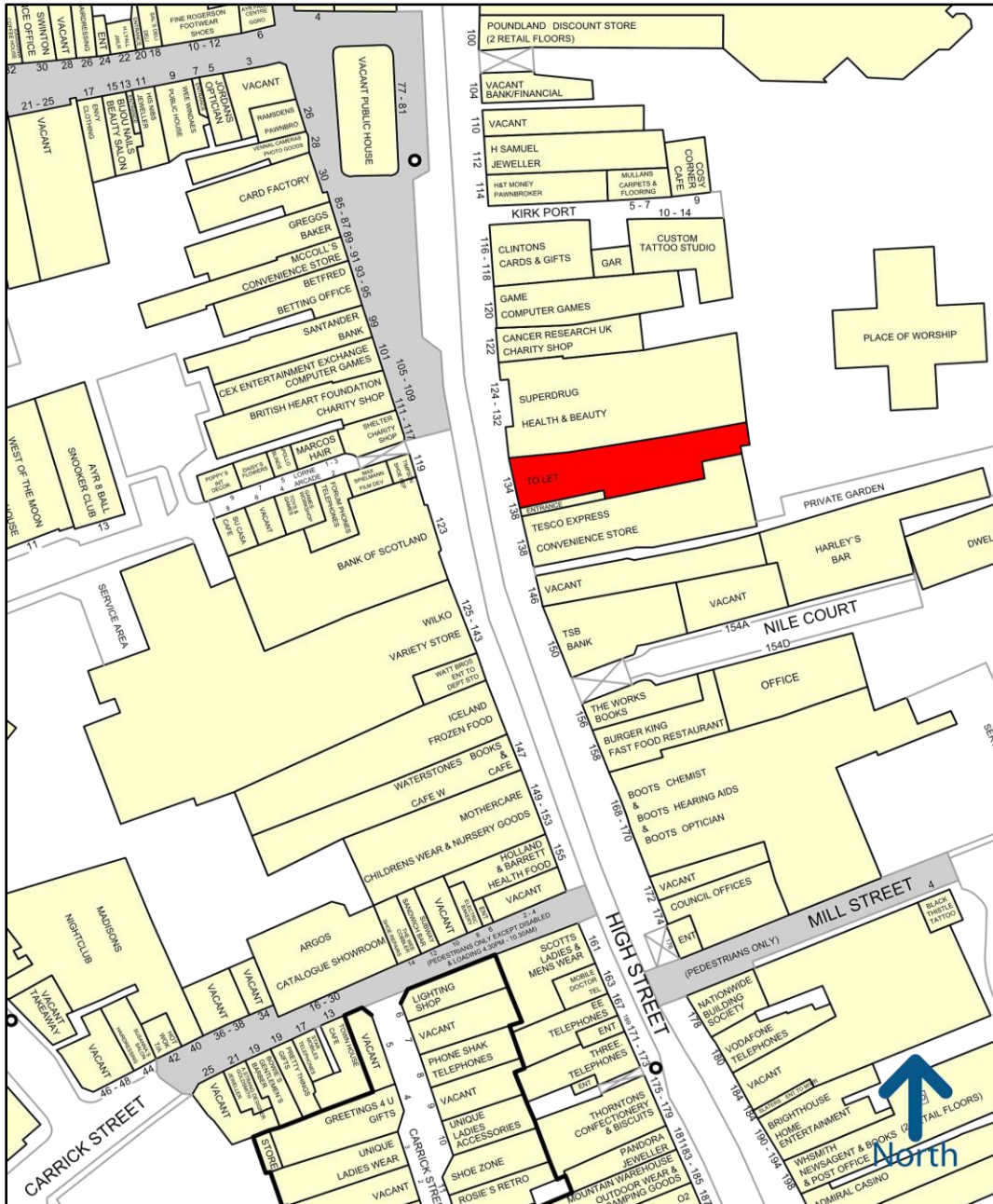
Or our joint agent, **Stephen Gunn** of **Gunn Property** on 0141 221 3500 or stephen@gunnproperty.co.uk





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Reith Lambert
 www.reithlambert.co.uk



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