



TO LET – RETAIL UNIT

Ayr, 250 High Street



- PROMINENT RETAIL UNIT
- WELL CONFIGURED, LOCK-UP SHOP
- HIGH FOOTFALL LOCATION

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 has always been considered as the shopping hub in the southwest of Scotland.

The premises are located on the town's prime retail pitch located between The Kyle Centre and Ayr Central Shopping Centre, the dominant modern retail offer in the town. Nearby occupiers include **Barclays, Aulds, Santander, Greggs and Café Nero.**

DESCRIPTION

Subject to completion on-going works, the property, which is of red sandstone construction with a traditional slated roof, will comprise a ground floor only opportunity extending to the following net internal area:-

ACCOMMODATION

Ground Floor	136 sq m	1,464 sq ft
Total	136 sq m	1,464 sq ft

USE

Class 1 Retail

TERMS

The premises are available on a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

Rental offers in the region of **£34,500 per annum** are sought.

RATES

Subject to completion of on-going works, we are verbally informed by the Local Authority that the Rateable Value of the shop will be:-

Rateable Value	£41,000
Commercial Rate Pounding	£0.471
(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 stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole agents:-

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