

FOR SALE

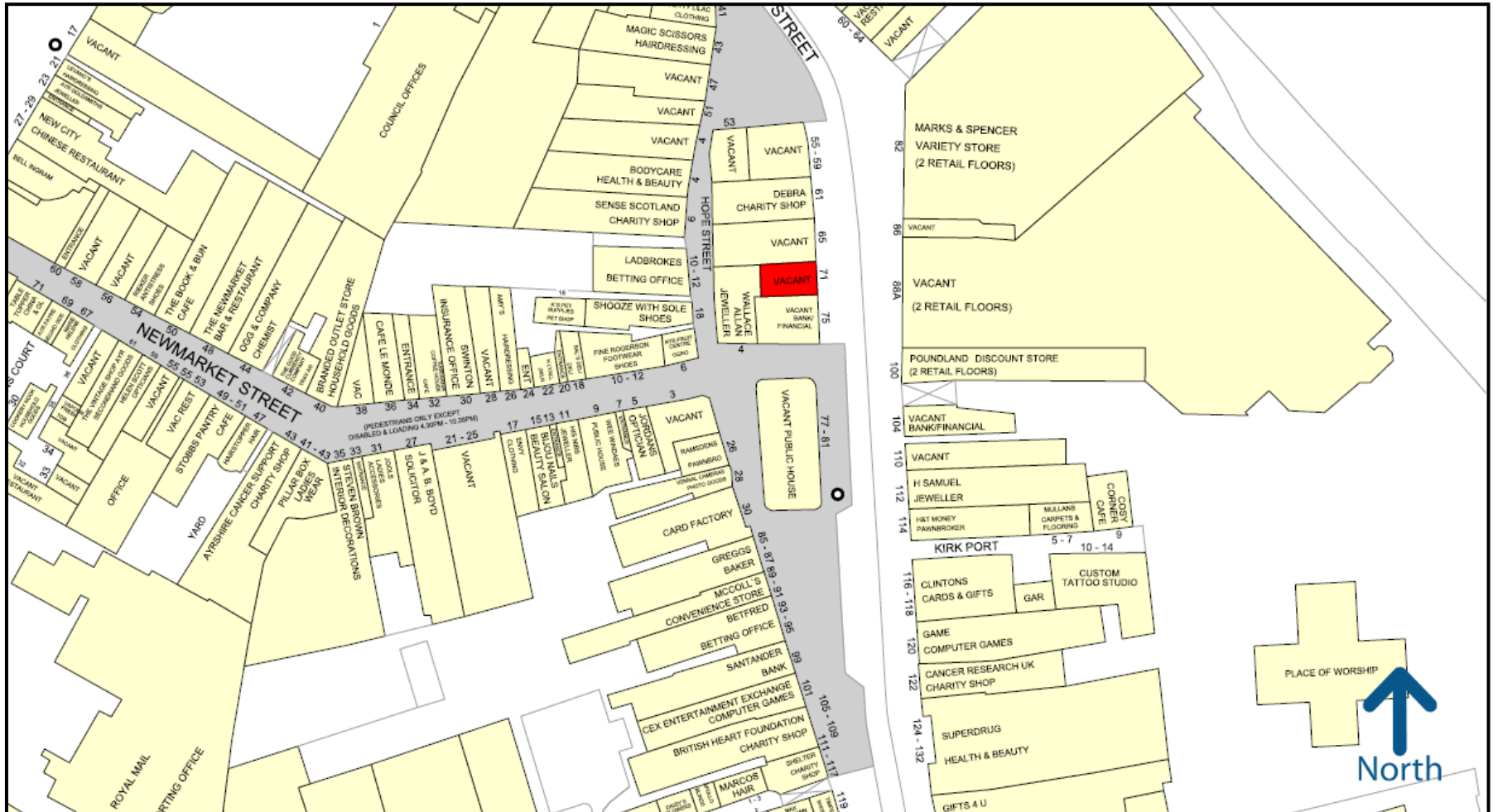
Retail Unit



71 High Street, Ayr, KA7 1NG
Offers Over £85,000

Reith 
Lambert
Commercial Property Advisers

Goad Plan



71 High Street, Ayr

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

Stephanie Brannigan
Direct: 0141 225 5701
stephanie@reithlambert.co.uk

David Thorburn
Direct: 0141 225 5711
Mobile: 07964 688 144
david@reithlambert.co.uk

www.reithlambert.co.uk



MISDESCRIPTORS: Reith Lambert LLP for themselves and for the vendor of the property give notice that: i) these particulars of sale are a general outline for the guidance of intending purchasers and do not constitute all or any part of any offer or contract. ii) intending purchasers should satisfy themselves as to the accuracy of descriptions, dimensions, references to condition, permitted use and other details all of which are given without any warranty whatsoever. iii) unless otherwise stated all rents and prices are quoted exclusive of VAT. iv) they have not conducted and are not aware of any investigations into any potential or actual pollution or contamination of the building, land, air, or water and give no warranties whatsoever in respect thereof, of which prospective purchasers should satisfy themselves. v) in accordance with the terms of the Requirements of Writing (Scotland) Act 1995 these particulars are not intended to create any contractual relationship or commitment which can only be entered into by exchange of missives between respective solicitors. Date of Publication: November 2017.

- Ayr is a popular coastal market town with a population of approximately 50,000 people making it the largest settlement in Ayrshire.
- The premises are located on High Street, the towns main shopping thoroughfare.
- Nearby occupiers include Marks & Spencer, Poundland, Ladbroke's & Card Factory.
- The unit comprises ground and first floor accommodation, benefitting from a fully glazed frontage, extending to the net internal areas below:

Ground Floor	54.30 sq m	584 sq ft
First Floor	36.70 sq m	395 sq ft
Total	91.00 sq m	979 sq ft

- We are informed by the Local Authority that the 2017/2018 Rateable Value of the property £9,600 with a Commercial Poundage Rate of £0.46 (exclusive of water & sewage rates)
- The current use is Class 1 (Retail).
- A copy of the EPC will be made available as required.
- Each party shall be responsibly for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.
- All figures are quoted exclusive of VAT.

Offers over £85,000 exclusive of VAT