



## TO LET – RETAIL UNIT Ayr, 165-169 High Street

**Reith  
Lambert**  
Commercial Property Advisers



- PROMINENT RETAIL UNIT
- PRIME PITCH
- CONSISTENTLY HIGH 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 within the prime retail pitch in Ayr, in close proximity to the Kyle Centre which has recently been purchased to facilitate a leisure development that will comprise a cinema and several restaurants in addition to other leisure and retail uses. Nearby occupiers include **Boots, Thorntons, Three, Mountain Warehouse, 02** and **Vision Express**.

### DESCRIPTION

The premises comprise a ground and first floor retail unit extending to the following net internal areas:-

### ACCOMMODATION

Ground Floor	83.09 sq m	894 sq ft
First Floor	24.52 sq m	264 sq ft
<b>Total</b>	<b>107.61 sq m</b>	<b>1,158 sq ft</b>

Please note that there is an additional 595 sq ft at first floor level, presently utilised as a hairdressing salon, but which could be reconfigured to provide additional space at first floor as required, subject to achieving vacant possession.

### USE

Class 1 (Retail).

### TERMS

The subjects are offered on the basis of a new full repairing and insuring lease.

### RENT

Rental offers in excess of **£35,500 per annum** are invited.

### RATES

We are verbally informed by the Local Authority that the current Rateable Value of the shop is:-

Rateable Value	£42,250
(First Floor Hair Salon	£5,100)
Commercial Rate Poundage	£0.51
(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:-

### Reith Lambert

#### Richard Ford

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#### David Thorburn

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Not to scale.

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