

TO LET – PRIME RETAIL UNIT 177-179 High Street, Ayr, KA7 1QT



- PROMINENT RETAIL UNIT
- LOCATED WITHIN THE PRIME PITCH
- BENEFITS FROM 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 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, Three, Mountain Warehouse, 02** and **Vision Express**.

DESCRIPTION

The premises comprise a ground and first floor retail unit, that will be available for occupation in pristine condition, extending to the following net internal areas:-

ACCOMMODATION

Ground Floor	141.59 sq m	1,524 sq ft
First Floor	157.43 sq m	1,695 sq ft
Total	299.06 sq m	3,219 sq ft

USE

Class 1 (Retail).

TERMS

The subjects are offered on 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 2019/20 Rateable Value of the shop is:-

Rateable Value	£44,250
Commercial Rate Poundage	£0.49
(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 the sole agent:-

Reith Lambert

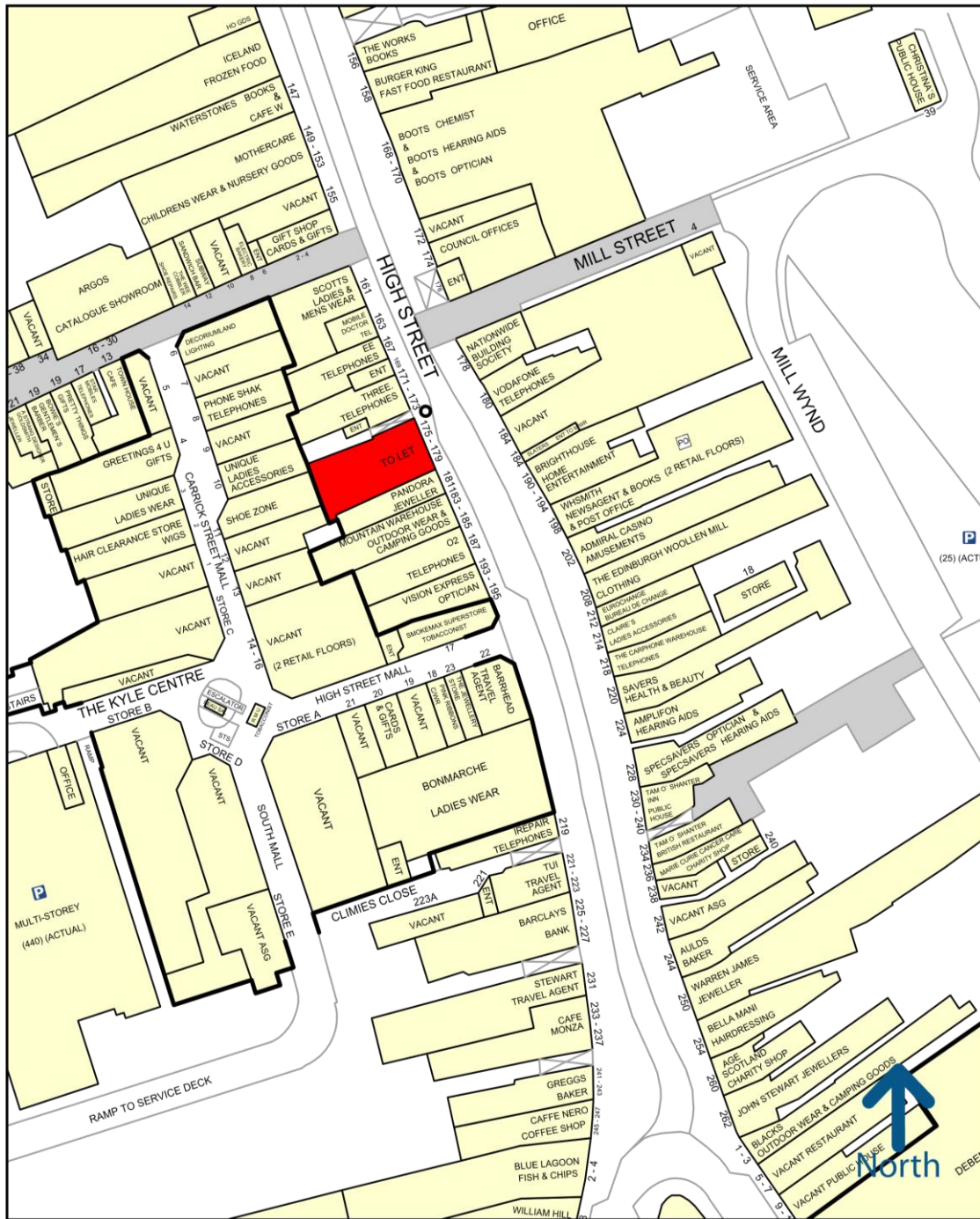
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