



## TO LET – RETAIL UNIT

Ayr, 71 High Street



- 100% RATES RELIEF AVAILABLE
- PROMINENT HIGH STREET LOCATION
- ATTRACTIVE TERMS AVAILABLE

### LOCATION

Ayr is a popular coastal market town with a population of approximately 50,000 people making it the largest settlement in Ayrshire. The town benefits from excellent transport links and has always been considered Ayrshire's premier shopping destination.

The premises are located on High Street, the town's main shopping thoroughfare. Nearby occupiers include **Marks & Spencer, Poundland, Ladbroke's & Card Factory.**

### DESCRIPTION

The unit comprises ground and first floor accommodation, benefitting from a fully glazed frontage, extending to the following net internal areas:-

### ACCOMMODATION

Ground Floor	54.30 sq m	584 sq ft
First Floor	36.70 sq m	395 sq ft
<b>Total</b>	<b>91.00 sq m</b>	<b>979 sq ft</b>

### USE

Class 1 (Retail).

### TERMS

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

### RENT

Rental offers in the region of **£15,000 per annum** are invited.

### RATES

We are verbally informed by the Local Authority that the 2017/2018 Rateable Value of the property is:

2017/18 Rateable Value	£ 9,600
2017/18 Commercial Poundage Rate	£ 0.466
(exclusive of water and sewage 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 agents:-

### Reith Lambert

#### Richard Ford

0141 225 5710

richard@reithlambert.co.uk

#### David Thorburn

0141 225 5711

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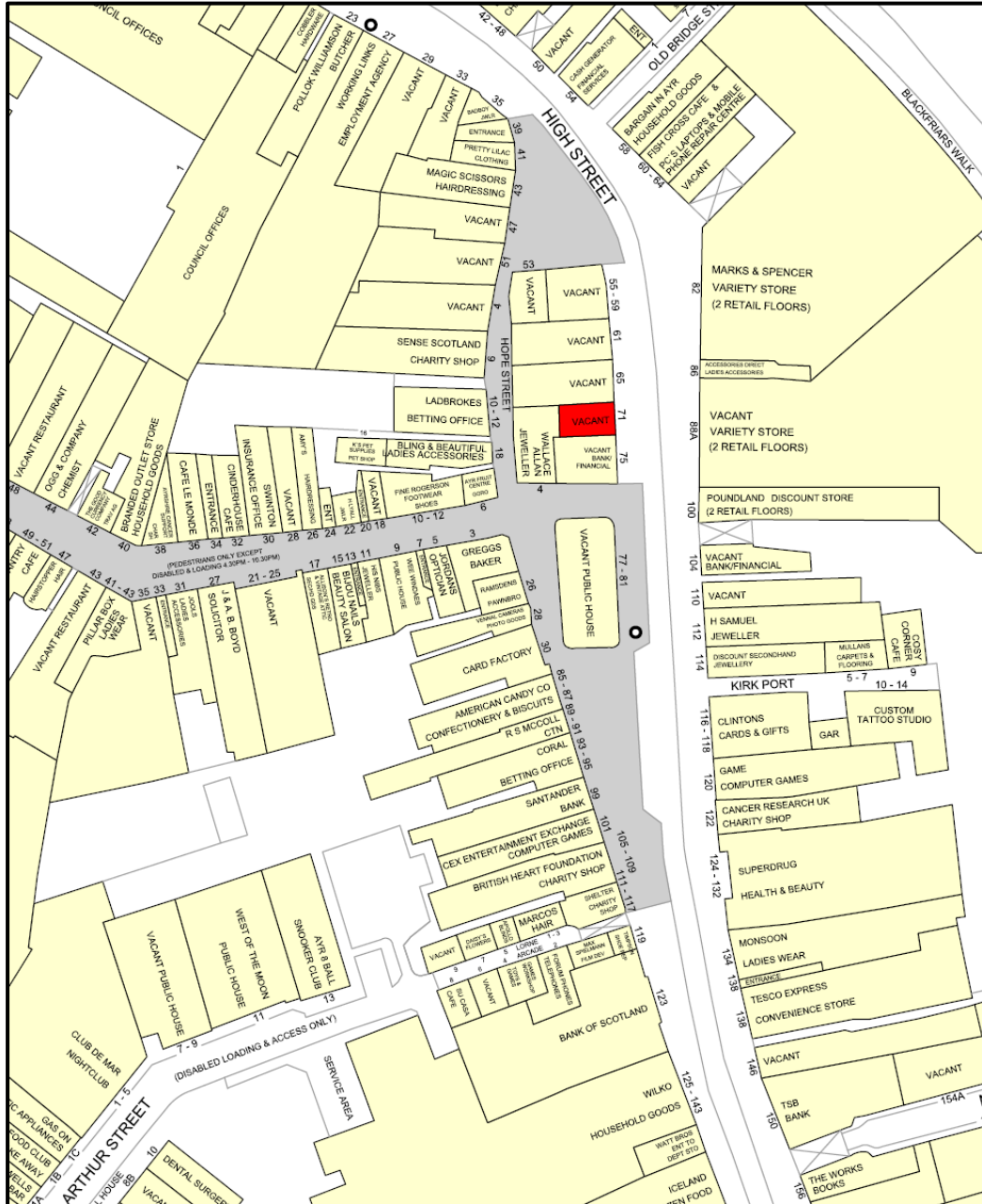




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**Reith Lambert**  
Commercial Property Advisers



Not to scale.

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