



TO LET – RETAIL UNIT

Ayr, 193-195 High Street



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

The premises are located at the northern end of Alloway Street, at its junction with the High Street. The property is in close proximity to Ayr Central Shopping Centre, the dominant modern retail offer in the town. Nearby occupiers include **O2, Mountain Warehouse, Barrhead Travel & WH Smith.**

DESCRIPTION

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

ACCOMMODATION

Ground Floor	129 sq m	1,391 sq ft
First Floor	34 sq m	362 sq ft
Total	163 sq m	1,753 sq ft

USE

Class 1 Retail

TERMS

Although currently occupied, the premises will be available from **November 2014** on a new full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

Rental offers in the region of **£52,500 per annum** are sought.

RATES

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

Rateable Value	£71,000
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:-

Reith Lambert

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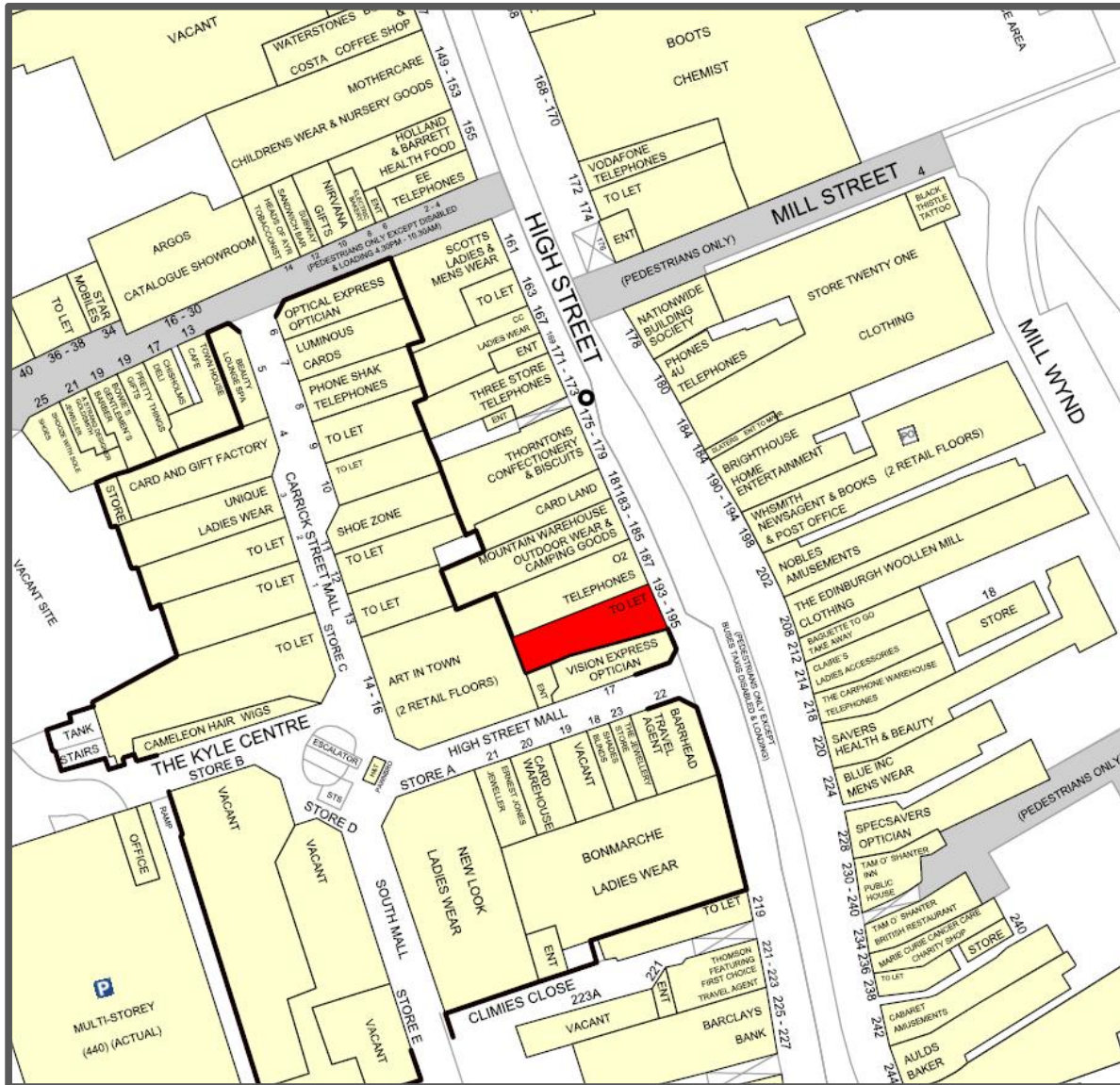
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Not to scale.

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