



# TO LET/MAY SELL

## CLASS 2 RETAIL UNIT

84-86 Sandgate, Ayr, KA7 1BX

Prominent roadside position close to Ayr Town Centre.

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Double fronted retail with class 2 consent.

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100% rates relief, subject to status.

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Net internal area 55 sq.m (592 sq.ft).

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Rent £10,000 per annum.

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Price upon application.

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## LOCATION

Sandgate is a busy road route to the west of Ayr Town Centre with the property occupying a highly visible position close to its junctions with Boswell Park, Fullarton Place and Fort Street. The property lies opposite Ayr Bus Terminus and a short walk from the railway station, which offers regular services to Glasgow. There is car parking. Nearby occupiers include a mix of licensed, leisure, food and niche retail businesses.

## DESCRIPTION

84-86 Sandgate is a mid-terraced, double fronted retail unit having new upvc framed and double glazed display windows looking on to Sandgate. The shop consists of two interlinking shops, which have been sub-divided to form a main sales area, two private rooms and a toilet.

The property was last used as a chiropractic clinic and we assume has the benefit of class 2 use allowing professional, financial and service uses.

## FLOOR AREA

The property extends to a net internal floor area of 55 sq.m (592 sq.ft), or thereby.

## RATING

The Rateable Value is £10,400 and the property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

## RENT/PRICE

Rent offers of £10,000 per annum are invited for a new lease of negotiable term.

Our clients may consider a sale of their heritable interest and pricing details are available upon request.

## EPC

Available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred with the incoming Tenant liable for any LBTT, registration costs and other outlays.

## VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole agent:

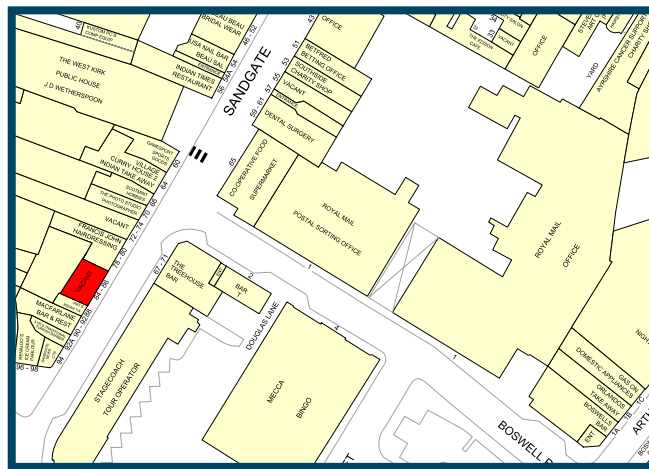
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## REFERENCE

WSAXXX



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