

TO LET/MAY SELL

MODERN RETAIL PREMISES

**SHEPHERD**
Commercial

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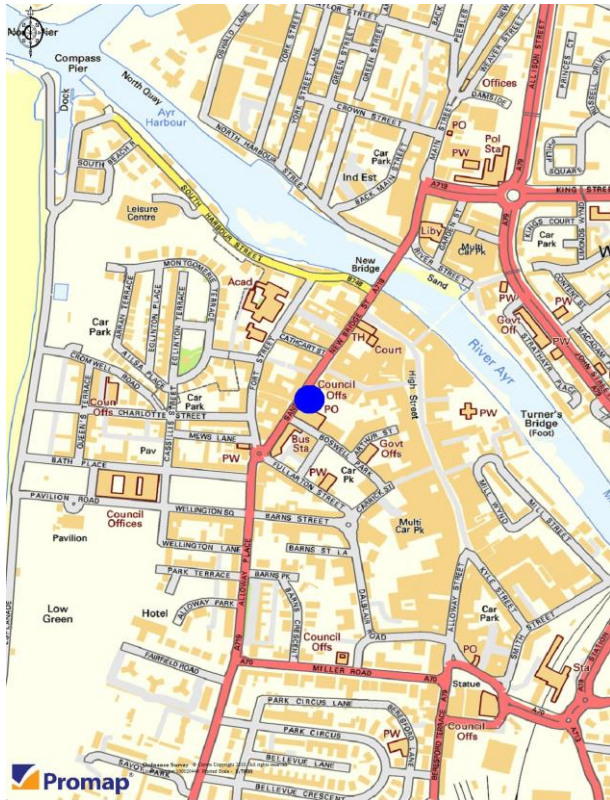
53 Sandgate, Ayr KA7 1DA

- Modern shop unit
- Town centre location
- Flexible lease terms
- Net internal floor area 87.1sq.m (937sq.ft)
- Rent reduced - £9,750 per annum
- Sale considered – offers invited

► Location

The subjects are located on Sandgate, a prominent secondary retailing location within Ayr town centre. Nearby retailers include Coral, Co-op and Wetherspoons. Sandgate is a one-way street which carries traffic through Ayr town centre from north to south and which is busy at most times of day.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,500.



► The Property

The subjects comprise a retail shop unit occupying part of the ground floor of a modern three storey and attic property formed in brick and slate with single storey projection to the rear. Internally the unit is well presented offering a large regular shaped sales area with staff wc to the rear.

► Floor Area

87.1sq.m (937sq.ft.)

► Rating Assessment

The subjects are currently entered in the Valuation Roll as follows:-

NAV/RV £12,000

► Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

J & E Shepherd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that (i) the particulars and plan(s) are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue, but intending purchasers or tenants should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; and, (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of Value Added Tax in respect of any transaction.

► Terms

The subjects are offered on a new full repairing and insuring lease of negotiable length.



► Rental

£9,750 per annum.

► Sale

Our clients would consider selling the property, offers are invited.

► Value Added Tax

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

► Costs

Each party will be responsible for their own legal costs incurred in the transaction.

► Viewing and Further Information

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

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