



## **TO LET**

### **SHOP 1 MORRISON GARDENS AYR**

#### **LOCATION**

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The subjects are located in a mainly residential area approximately 1km east of the town centre on Morrison Gardens, at the junction of James Campbell Road and Craigie Way. The property is close to Craigie Caravan Park and the campuses of the University of the West of Scotland and Ayr Academy.

## **DESCRIPTION**

The building is detached. Walls are of brick construction with a smooth render external coat. The main roof is pitched and clad with clay tiles. There is a small area of flat roof at the front right hand corner. The flooring is part suspended timber and part concrete.

The property has recently been rewired, however internal refurbishment and redecoration will be necessary.

## **ACCOMMODATION**

|           |   |           |
|-----------|---|-----------|
| Main shop | - | 32.7 sq m |
| Kitchen   | - | 4.0 sq m  |
| Store 1   | - | 5.3 sq m  |
| Store 2   | - | 1.9 sq m  |
| Toilet    | - | 1.9 sq m  |

## **SERVICES**

The building has mains electricity and water, drainage is to the public sewer. There is no heating.

## **RATEABLE VALUE**

The rateable value is currently stated at £5,300 and would qualify for relief under the Small Business Bonus Scheme depending on eligibility. The incoming tenant will be responsible for the payment of non domestic rates and water rates levied.

## **ENERGY PERFORMANCE CERTIFICATE**

Available on request.

## **LEASE**

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. A copy of the Council's standard lease is available on request.

## **PLANNING**

The property is currently identified as use Class 1 retail and will require planning consent for a change of use.

It is recommended that interested parties contact the Council's Planning Service on 01292 616 107 or e-mail: - [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk) for further information.

## **RENTAL**

Offers in excess of £6,000 per annum, exclusive of VAT, are invited.

## **PROFESSIONAL FEES**

The ingoing tenant will be responsible for the Council's professional fees as well as any stamp duty land tax (SDLT) incurred in this transaction.

## **OFFERS**

Offers to lease should be submitted on the Council's pro-forma, which is available on request. **Offers submitted in any other format including those submitted by fax, will not be considered.**

A closing date for offers may be fixed and parties are advised to register their interest by e-mailing the Council's Estates Section.

## **CONTACT**

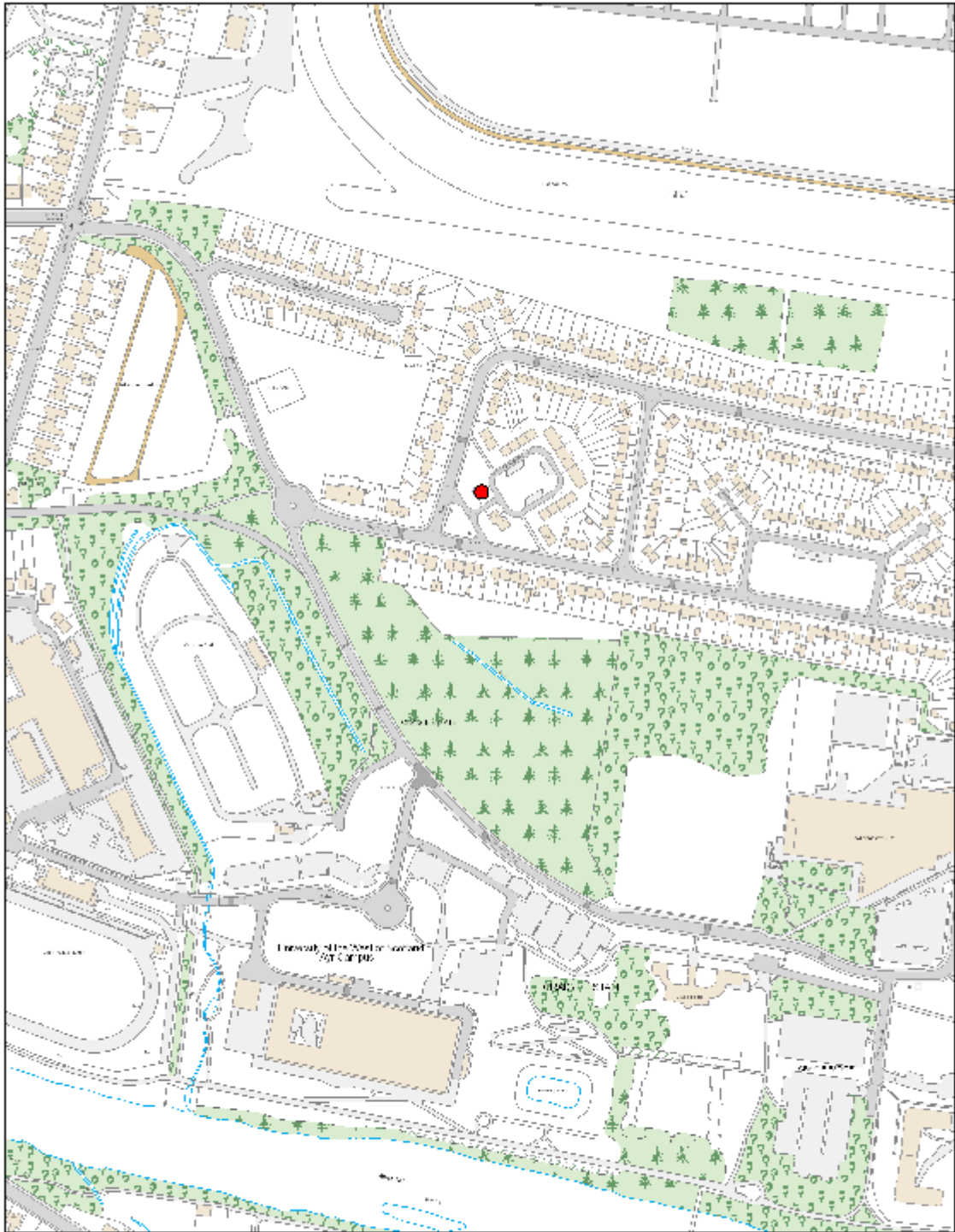
For further information and to arrange a viewing please call Estates Section – 01292 612914 or e-mail:

David Lewis: - [david.lewis@south-ayrshire.gov.uk](mailto:david.lewis@south-ayrshire.gov.uk)

Robert Campbell: - [robert.campbell2@south-ayrshire.gov.uk](mailto:robert.campbell2@south-ayrshire.gov.uk)

Anne Wilson: - [anne.wilson2@south-ayrshire.gov.uk](mailto:anne.wilson2@south-ayrshire.gov.uk)

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Location - 1 Morrison Gardens, Ayr

Scale 1:3500



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**1 Morrison Gardens, Ayr**

Scale 1:500



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