

For Sale

Investment

19 Alloway Street, Ayr, KA7 1SH



- Let to Ladbrokes
- Rent £30,000 per annum
- Let to 2030 with tenant breaks
- Offers over £320,000 + VAT

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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LOCATION

The subjects are located on the east side of Alloway Street to the south of its junction with Kyle Street/High Street in a prominent secondary town centre location. Shops in the area are occupied by a combination of local and national traders although with a number of vacant units in close proximity.

Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

THE PROPERTY

The subjects comprise a licensed betting office forming part of the ground floor of a series of inter-connecting one and two storey properties the original parts of which are formed in stone and slate with brick extensions to the rear.

The internal accommodation comprises the following:

- Entrance Vestibule
- Sales Area

- Staff Room
- Customer Toilets

FLOOR AREA

The approximate net internal floor area is

241.25 sq. m. (2,597 sq. ft.)

RATING ASSESSMENT

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

RV £23,000

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE

The property is let to Ladbroke Betting & Gaming Ltd on a full repairing and insuring lease until December 2030 with a current passing rent of £30,000 p.a.

The lease includes 5 year rent reviews together with tenant break options in December 2020 and December 2025.

ASKING PRICE

Offers over **£320,000 + VAT** are invited reflecting an initial yield of 9.6% after purchasers costs

COSTS

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

VALUE ADDED TAX

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

The property has been elected for VAT.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

PORTFOLIO SALE

The subject premises offer part of a larger portfolio being sold on behalf of our client. A schedule summarising the entire portfolio is available upon request.

Our client would be willing to consider offers for the portfolio in whole or part in addition to individual disposals.

VIEWING

For further information or viewing arrangements please contact the sole agents:

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