



106 & 110 HIGH STREET, AYR, KA7 1PQ

TO LET

COMPETITIVELY PRICED RETAIL UNITS

- Prominent High Street location
- Close to M&S and proposed Council Headquarters
- Two refurbished retail units
- No. 106 – net internal area of 56 sq.m (603 sq.ft),
- No. 106 – rent £12,000 p.a.x; 100% rates relief available
- No. 110 – net internal area of 188 sq.m (2,024 sq.ft),
- No. 110 – £16,000 p.a.x
- Incentives available

DM HALL
CHARTERED SURVEYORS



Commercial Department
Ayr Office 01292 268055
15 Miller Road, Ayr, KA7 2AX

LOCATION

High Street is the prime retailing location within Ayr Town Centre, with the subjects situated towards the north end of the street close to its junction with Newmarket Street. Nearby occupiers include H Samuel, Game, Corals, McColls and M&S as well as the proposed new headquarters for South Ayrshire Council.

Ayr is the principle town within the South Ayrshire region with a population of around 47,000 persons. The town lies on the A/M77 providing road access north to Glasgow (35 miles) and south to Stranraer (75 miles). Ayr railway station, a 10 minute walk from the subjects, has regular services to Glasgow.

DESCRIPTION

The subjects comprise of two shops contained over the ground floor of the category C listed 'Wallace House', a terraced tenement style building with sandstone outer walls and a slate clad roof.

106 High Street

Comprises a refurbished single fronted unit with the benefit of class 2 (professional/financial) consent, sub-divided internally to form a main sales area, rear storage/staff welfare area and a toilet.

The shop extends to a net internal floor area of 56 sq.m (603 sq.ft), or thereby.

110 High Street

Double fronted class 1 (retail) unit extending in to a series of rear projections and consisting of main and rear sales areas with rear stores and toilets.

The shop extends to a net internal floor area of 188 sq.m (2,024 sq.ft), or thereby.

Alternative uses may be suitable subject to receipt of Local Authority consent.



106 High Street

RATING

From the Scottish Assessors website we note the Rateable Value of the shops to be as follows:

106 High Street - £13,300

110 High Street - £22,750

No. 106 benefits from 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

TERMS

The two units are offered on the basis of new, full repairing and insuring lease of negotiable length. Incentives are available, subject to status.

No. 106 is available at £12,000 p.a.x.

No. 110 is available at £16,000 p.a.x.

All prices are quoted exclusive of VAT.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with the incoming Tenants responsible for any LBTT, registration dues and outlays incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

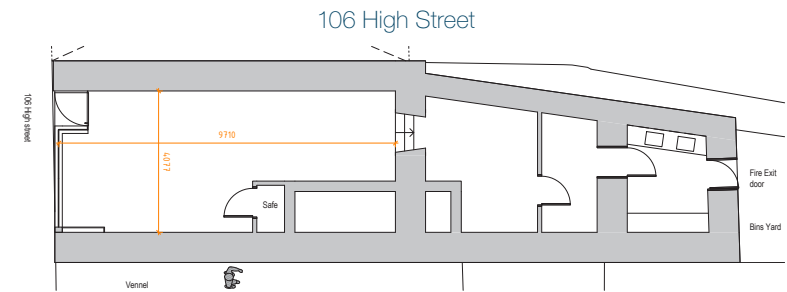
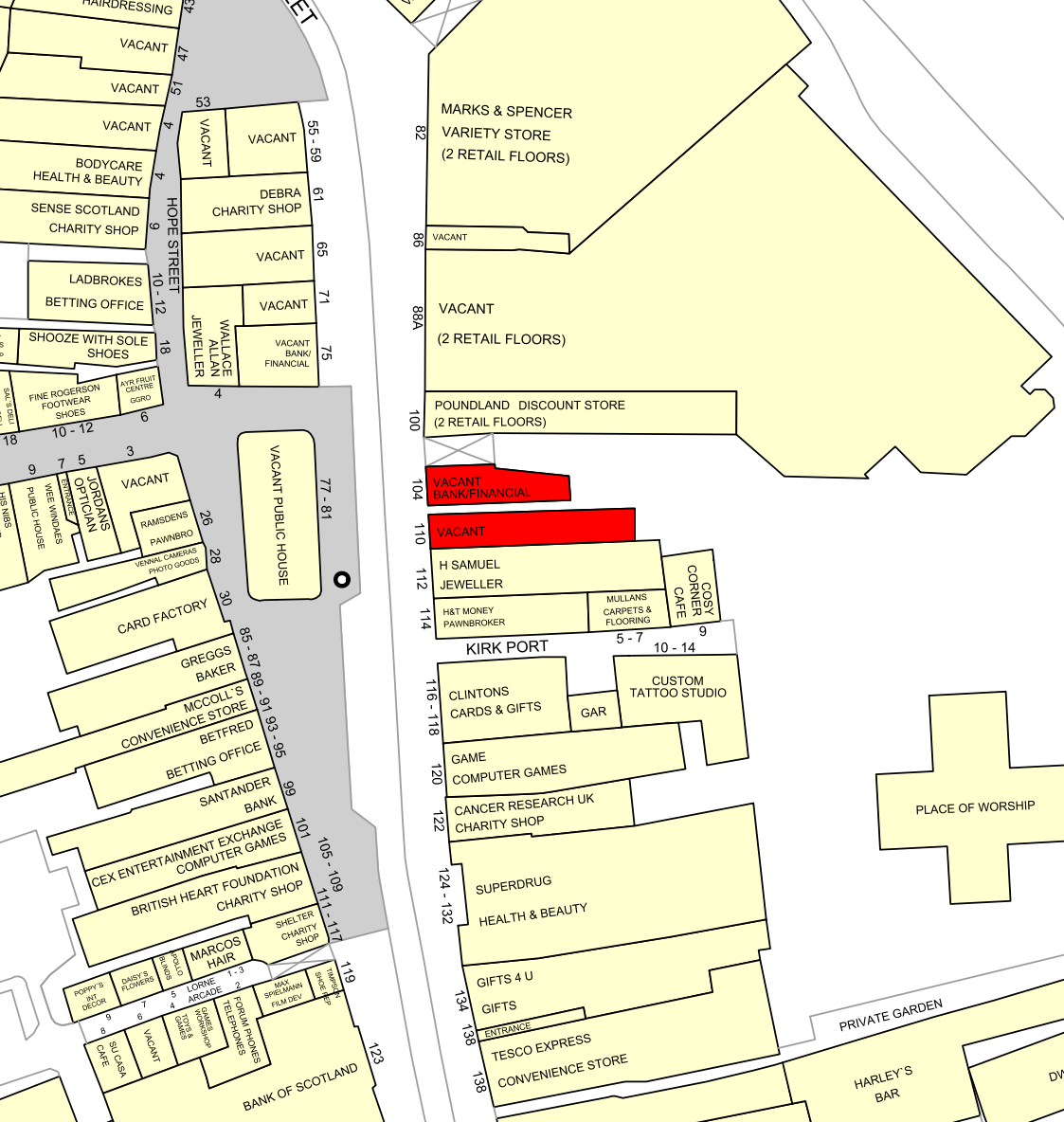
Anthony Zdanowicz

Tel: 01292 268055

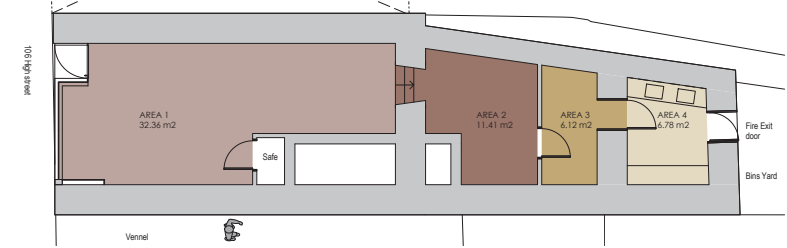
e-mail: anthonyz@dmhall.co.uk



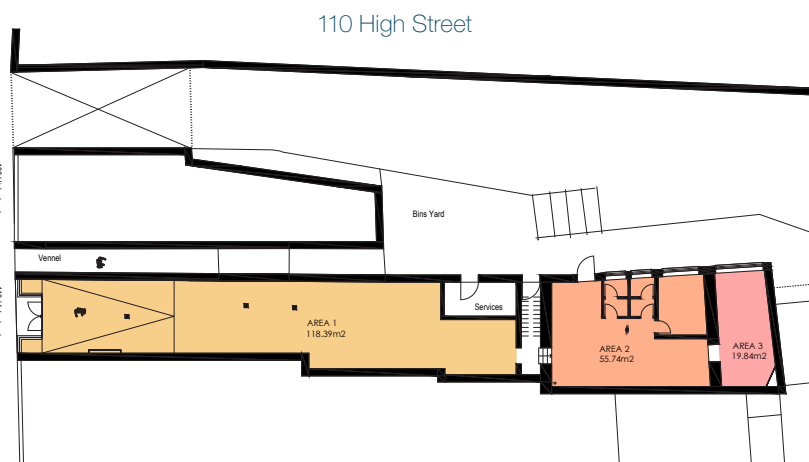
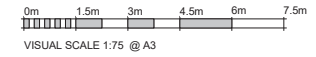
110 High Street



Ground floor plan as Existing
1:75



Total Area 56.67 m2 (610 sq ft)



Ground floor plan as Existing
1:150



IMPORTANT NOTE

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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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