

TO LET

Hot Food Takeaway

48 Main Road, Ayr, KA8 0LQ

**New Rent
£175
per week**



- Hot food takeaway
- Prominent corner unit in retail parade
- 65.59 sq. m. (706 sq. ft.)
- Fitted internally
- Rates free to qualifying occupiers

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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LOCATION

The subjects are located on Main Road in the Whitletts district of Ayr being an end-terraced forming part of an established and popular retail parade.

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

THE PROPERTY

The subjects comprise an end terraced retail unit in a parade of similar having a traditional retail frontage with single entrance doorway and space for signage above. The frontage is protected by a steel roller shutter.

Internal accommodation comprises the following:

- Customer Waiting Area
- Kitchen
- Store Room
- Staff W.C.

Internally the subjects have been fitted for hot food takeaway use having generally vinyl and tile finish to solid floors with a combination of pvc cladding and stainless steel panels to walls and ceiling in the customer waiting area and paint finish to remaining areas.

A full ventilation system is installed in connection with the hot food takeaway use.

FLOOR AREA

The approximate net internal floor area is

65.59 sq. m. (706 sq. ft.)

RATING ASSESSMENT

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

RV £6,700

The property benefits from 100% rates remission for qualifying occupiers.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property currently has an energy rating of "G 279". A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new lease of negotiable length.

RENTAL

Rental offers over **£9,100 per annum** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.

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 incident of Value Added Tax in respect of this transaction.

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.

VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace:

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