

FOR SALE OR LEASE

Retail

240/242 High Street, Ayr, KA7 1RL



- Prominent town centre location
- Fully modernised shop
- 129.5 sq. m. (1,393 sq. ft.)
- Offers over £26,000 per annum
- Offers over £260,000

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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www.shepherd.co.uk

LOCATION

The subjects occupy a prime location on Ayr's pedestrianised High Street with nearby occupiers including Greggs, Specsavers and Stewart Travel, in addition Ayr Central Shopping Centre is within close proximity.

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

THE PROPERTY

The subjects comprise retail premises occupying part of the ground floor of a traditional two storey stone and slate property with substantial one and two storey extensions to the rear.

The property has a modern retail frontage with twin display windows and central doorway.

Internal accommodation comprises the following:

Ground Floor

- Split Level Sales Area
- Customer Toilets (Ladies, Gents & Disabled)

First Floor

- Kitchen
- Staff Office
- Staff W.C.'s

The property is well appointed to a high standard throughout and includes air conditioning and a disabled access ramp between the front and rear sales area.

FLOOR AREA

We estimate the net internal area to be as follows:

Ground Floor	108.87 sq. m.	(1,171 sq. ft.)
First Floor	20.63 sq. m.	(222 sq. ft.)
Total	129.50 sq. m.	(1,393 sq. ft.)

RATING ASSESSMENT

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

NAV/RV £29,500

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENTAL

Rental offers over **£26,000 per annum** are invited.

PRICE

Offers over **£260,000** 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 fees 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 and 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 the sole agents:

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