

# 45A Fort Street



Retail / Office



**AYR** KA7 1DH

**TO  
LET**

- Prominent town centre location
- Extensive display frontage
- Potential for 100% Rates Relief
- 96.37 sq m (1,037 sq ft)

# 45A Fort Street

## AYR

### LOCATION

Ayr has a population of approximately 46,849 persons (Census 2011) and is situated 35 miles south west of Glasgow, 13 miles south of Irvine and 13 miles south west of Kilmarnock, connected by the A77/ M77 and A78 trunk roads. The subject property is prominently situated on the west side of Fort Street and the south side of Charlotte Street.

### DESCRIPTION

The subjects comprise a ground floor office/ retail unit contained within a two storey end terrace building of solid stone construction under a pitched and slated roof, set back from the pavement line and has in more recent years been extended at ground floor level to both front elevations. This extension incorporates an extensive glazed frontage onto Fort Street and return glazed frontage onto Charlotte Street.

### FLOOR AREAS

The Net Internal Area extends to 96.37 sq m (1,037 sq ft). All measurements have been carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £10,600. The Uniform Business Rate for the financial year 201/ 2018 is 46.6p per pound of Rateable Value excluding water and sewerage charges.

### TOWN PLANNING

We understand that the property benefits from Class 1 (Retail) and Class 2 (Financial, professional and other services) Use, however we would advise all prospective tenants to make their own enquiries directly to South Ayrshire Council Planning Department in order to clarify the exact Planning Permission for their proposed use.

### SERVICES

Mains services of electricity, water and drainage appear to be connected to the subjects; however interested parties should make their own enquiries directly to the utility providers. The property benefits from a number of wall mounted electric panel heaters.

### LEASE TERMS

The subjects are available to let under a new Full Repairing and Insuring lease for a period of flexible duration to contain the provision for reviews of rental.

### RENT

£12,500 per annum, exclusive.

### VAT

The rental is quoted exclusive of VAT. VAT will be payable upon the rent and any other charges.

### LEGAL COSTS

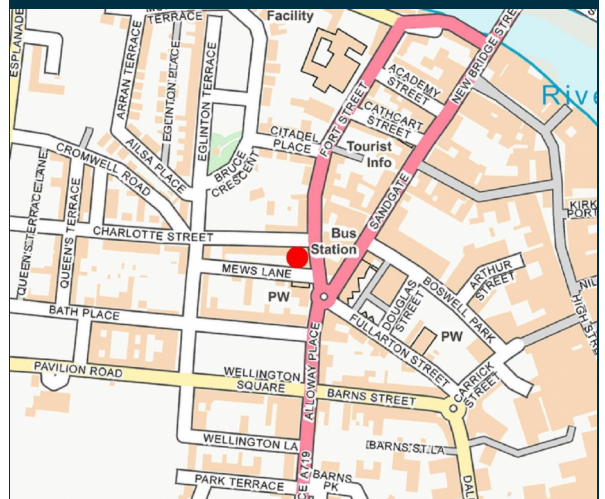
Each party will be responsible for meeting their own legal costs with the ingoing tenant being responsible to pay any Land and Buildings Transaction Tax and Registration Dues.

### ENERGY PERFORMANCE RATING



## TO LET

### Retail / Office



### VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 07803 896978

Email: Fraser.Lang@g-s.co.uk



### CONTACT

Graham + Sibbald  
12 Alloway Place  
Ayr,  
KA7 2AG  
Tel: 01292 271030

### IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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