

172 - 174 HIGH STREET, AYR, KA7 1PZ

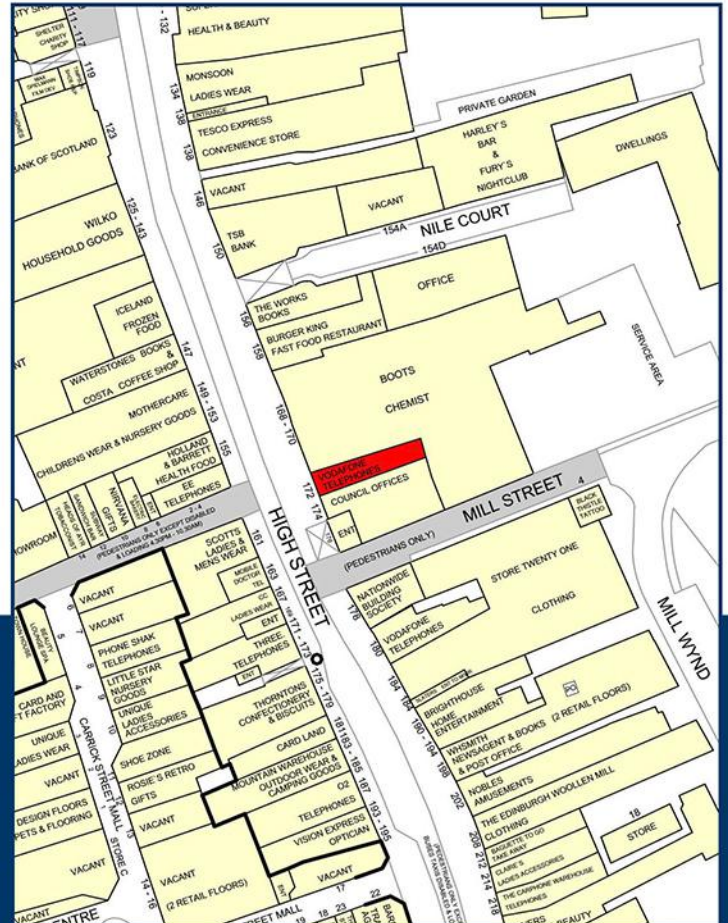


PROMINENT HIGH ST RETAIL PREMISES

The subjects are situated on the East side of High Street opposite its junction with Carrick Street in the town centre of Ayr.

Ayr is the principle settlement in the South Ayrshire Council area with a resident population of approx 46,800. Neighbouring occupiers include The Wallace Tower, Boots the Chemist, Burger King, Mothercare & Iceland

- New Head Lease Available
- Previously Let For Over £40,000per annum
- Ground Floor: 629sq ft
- Rent: £25,000per annum
- Offers Invited For Sale



Subjects

The subjects comprise a ground floor mid terrace retail unit within a 2 storey blond sandstone parade. The subjects are of sandstone construction with residential at 1st floor overlaid by a pitched slate roof.

The subjects benefit from a single glazed frontage with the subjects being accessed via a recessed single glazed timber door.

Internally the subject have been fit out to the previous tenant, Vodafone, with floors being overlaid in laminated timber, the walls have been sheeted with plasterboard, taped, filled and painted.

Lighting is provided by way of halogen spot lights recessed within the suspended acoustic tile ceiling along with the air conditioning unit.

To the rear of the subjects is the w.c. and tea prep facilities.

AREA

The subjects have been measured on a net internal area basis;

Ground: 58.45sqm (629sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV;

£21,000

Any incoming occupier would have 3 months to submit a rates appeal.

PROPOSAL

The subjects are available on a new full repairing and insuring lease for a negotiable term at £25,000 per annum. Our client would consider offers for their freehold interest in the subjects.

V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

E.P.C.

Available on request.

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