

50 MAIN STREET, AYR, KA8 8EF



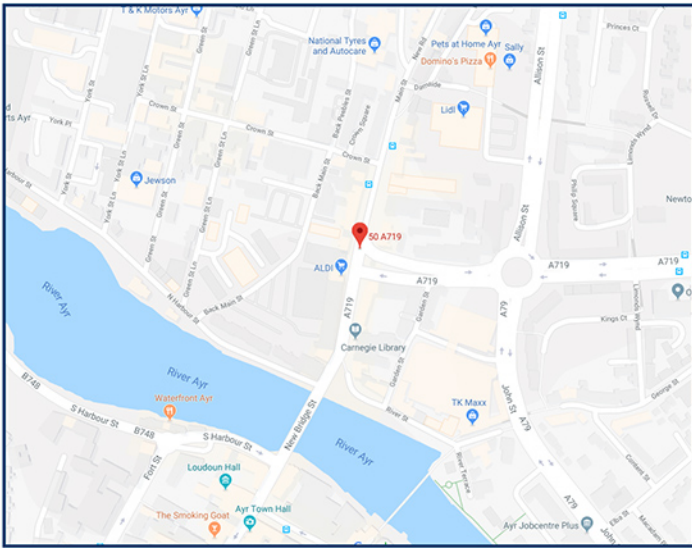
## PROMINENT CORNER RETAIL UNIT

The subjects are situated on the East side of Main Street at its junction with the A719, the main arterial route leading to and from Ayr town centre. Ayr is the principle settlement in the South Ayrshire Council Area with a resident population of c.47,000.

Neighbouring occupiers include Police Scotland, Farmfoods, Coral Bookmakers, Carnegie Library & Public Car Park.

- Prominent Roadside Location
- 1,105sq ft
- Rates Exempt
- Rent: £7,000per annum
- Purchase: £60,000





## Subjects

The subjects comprising a ground floor retail space with single storey extension to the rear, at the gable end of a larger 3 storey residential & commercial development of traditional construction surmounted by a pitched slate roof.

The subjects offer single frontage with access via a recessed single timber framed glazed door way leading to the main sales area.

The subjects offer main sales area to the front, with back sales area which could be partitioned to utilise the space. The rear of the subjects provides private office, staff tea prep area & storage.

The w.c. facilities are located within a common close however could be relocated within the subjects with relative ease.

### AREA

The subjects have been measured on a net internal area basis to offer the following;

Ground: 102.6sqm (1,105sq ft)

### NAV/RV

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

£7,400

The subjects benefit from 100% rates exemption under the Scottish Government Small Business Rates Relief Scheme

### PROPOSAL

Our client is offering the subjects on a leasehold basis on a new full repairing and insuring lease for a negotiable term for £7,000per annum. Our client will dispose of their freehold interest for £60,000.

### V.A.T.

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

### E.P.C.

Available on request.

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Will Rennie

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