



## Prime Retail Unit

**Rent: £35,000 per annum**

**NIA: Ground – 2,511 sqft / First – 1,184 sqft**

## Location

The coastal town of Ayr has a population of 46,000 and is situated on the West Coast of Scotland. Glasgow is approximately 36 miles (50 km) to the north east and is easily accessible via the A77. Ayr is 3 miles (5 km) south of Glasgow Prestwick International Airport and benefits from excellent road and rail links, with regular train services to Glasgow and Edinburgh.

The building occupies a prominent position on the east side of High Street in the heart of the town centre. The High Street is the principal retail street running north/south through the town and comprises a mix of national retailers and independent operators. Nearby occupiers include Tesco, Iceland, Cancer Research, CEX, Greggs and Bank of Scotland.

## Accommodation

The premises comprise the ground and first floor of a 4 storey building of brick construction surmounted by a pitched and slated roof.

Internally the premises benefit from a large open plan retail area with ancillary accommodation on the first floor.

The premises extends to the following approximate areas:

Ground Floor: 2,511 sq ft / 233.27 sqm  
First Floor: 1,184 sq ft / 109.99 sqm

## Rent

Offer over £35,000pa exclusive are invited.

## Lease

The subjects are available on a new FRI lease.

## Rates

Rateable Value: £33,400  
UBR (2023/2024) £0.498  
Rates Payable: £16,633

## Planning

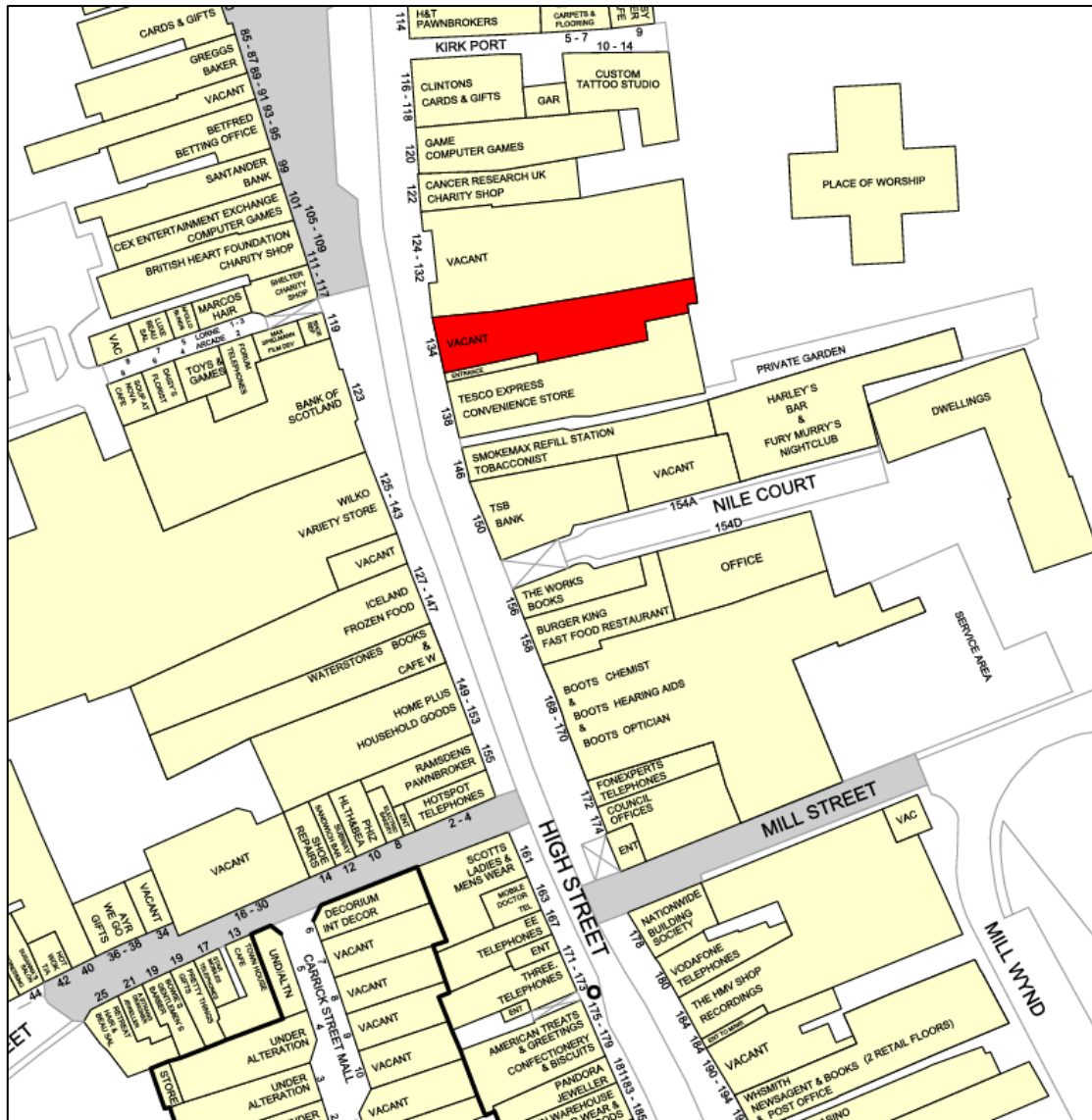
The premises benefits from Class 1a consent.

## EPC

On application

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with the joint agents **BRITTON PROPERTY / TSA Property Consultants**

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