



Prime High Street Investment

Let to Hutchison 3G UK Ltd t/a Three

Expiry: November 2027

Passing Rent: £45,000pa

Price: o/o £340,000

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 west 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 PDSA, TG Jones, The Works, Vodafone, Nationwide, Boots and Mountain Warehouse.

Accommodation

The premises comprise the ground and first floor of a 2 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: 1,278 sq ft / 118.7 sqm

First Floor: 1,010 sq ft / 93.88 sqm

Tenancy

Let to Hutchison 3G UK Ltd t/a Three until 17th November 2027 at a passing rent of £45,000pa.

Price

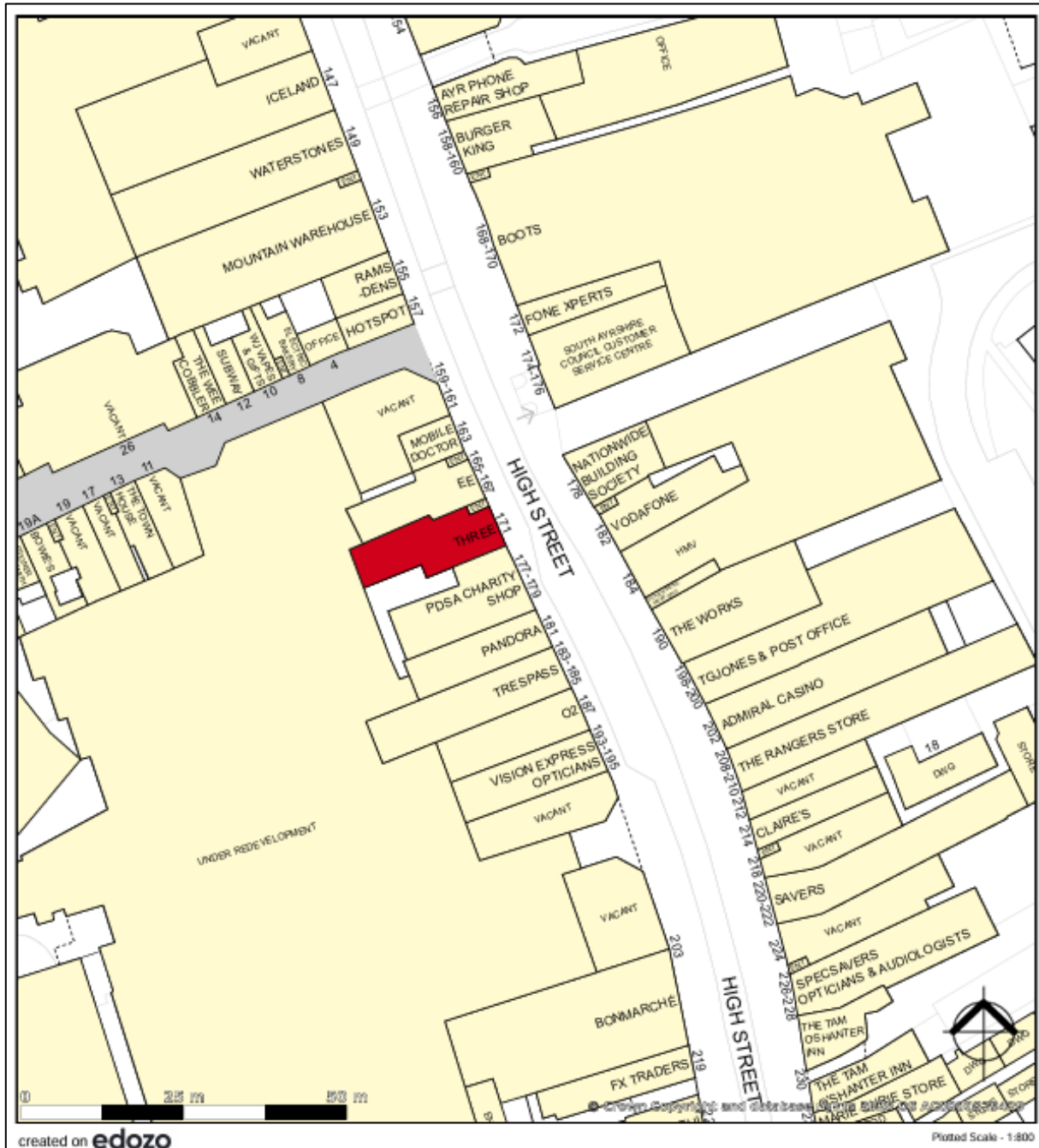
Offers over £340,000 are invited for the freehold interest.

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 ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.





Anti-Money Laundering

Anti Money Laundering and Proceeds of Crime regulations require agents acting for both parties to all transactions to undertake due diligence on both the purchaser(s) and vendor(s) / landlord(s) and tenant(s). We must identify and verify all relevant parties, who are required to disclose all relevant information prior to the conclusion of the transaction

Viewing strictly by appointment with the sole agents BRITTON PROPERTY

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