



Prime Retail Unit

Rent: £45,000 per annum

NIA: Ground – 1,278 sqft / First – 1,010 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 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

Rent

Offer over £45,000pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £27,400

UBR (2023/2024) £0.498

Rates Payable: £13,645

Planning

The premises benefits from Class 1a consent.

EPC

On application

Legal Costs

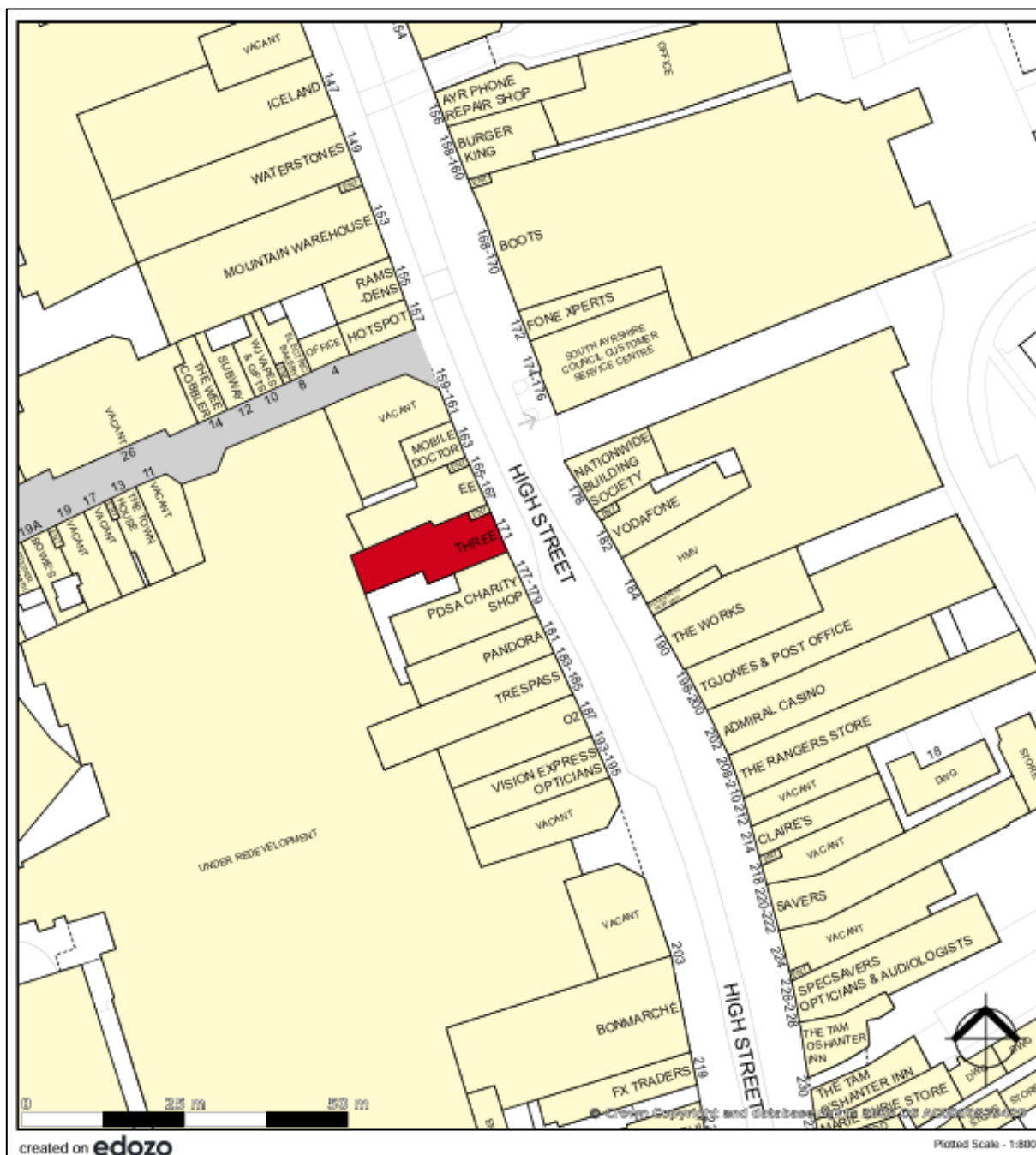
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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To Let

171 High Street
Ayr KA7 1QT





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Viewing strictly by appointment with the sole agents BRITTON PROPERTY

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