



## Attractive Town Centre Investment

Let to Merkur Slots UK Ltd

Rent: £26,500pa

Expiry: 11<sup>th</sup> June 2034

Price: Offers over £269,000

### Location

Ayr is a popular coastal market town with a population of approximately 50,000, making it the largest settlement in Ayrshire. The town benefits from excellent transport links and is considered Ayrshire's premier shopping destination.

Located approximately 200 meters from Ayr Central, the property benefits from high passing footfall with nearby occupiers including Barclays, Tui, Specsavers, Greggs, Blue Lagoon and Caffé Nero.

### Accommodation

The property forms the ground floor of a larger 3 storey building of traditional sandstone construction surmounted by a pitched roof.

The property offers a prominent dual display frontage flanking the recessed single door entrance. Internally the property is fitted out to the tenant's corporate specifications. The premises offers an open plan retailing space with partitions erected to the rear to form w.c facilities and stores.

The premises extend to the following approximate areas:

Ground Floor: 1,447 sq ft /134.5 sqm

### Tenancy

The property is held on a full repairing and insuring lease on the following terms -

Tenant: Merkur Slots UK Ltd

Expiry: 11th June 2034

Tenant Break: June 2029

Rent Reviews: June 2029

Passing Rent: £26,500pa

Further: Merkur Slots operates over 150 venues in the UK. Merkur slots are owned by Merkur Gaming, a subsidiary of the German company Gauselmann Group.

### Price

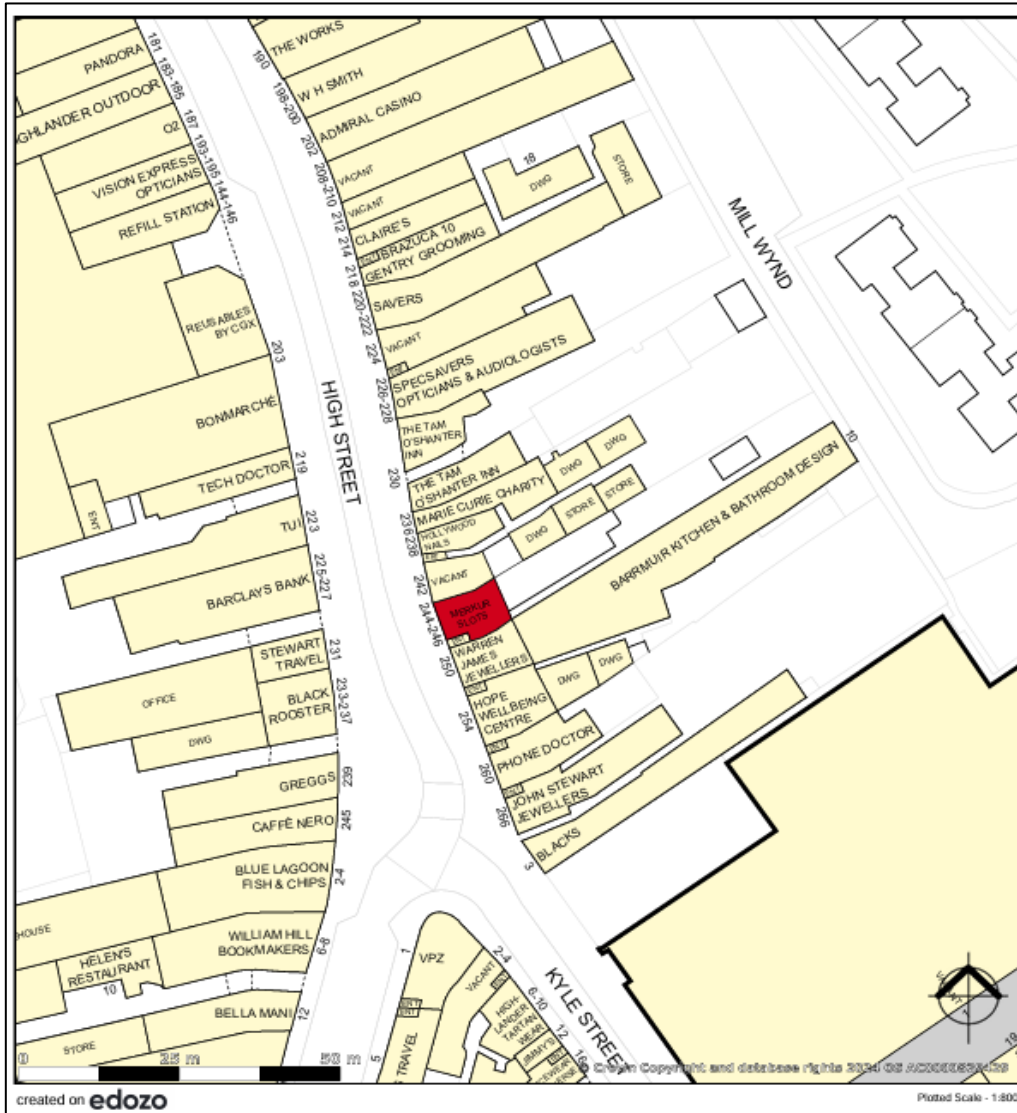
Offers over £269,000 are sought.

### 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.



Viewing strictly by appointment with -

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