

TO LET

134 High Street, Ayr



PROMINENT RETAIL UNIT WITHIN PRIME PITCH CONSISTENTLY HIGH LEVELS OF FOOTFALL • WELL CONFIGURED SPACE

Location

Ayr is a popular coastal market town with a population of approximately 46,000 people making it the largest settlement in Ayrshire. The town benefits from excellent transport links and continues to be considered the shopping hub in the southwest of Scotland.

The premises are located on the east side of High Street within the prime retail pitch. The towns' premier shopping centre, Ayr Central, is in close proximity as is the Kyle Centre.

Nearby occupiers include Marks & Spencer, Superdrug, Tesco Express, Wilkos, Bank of Scotland, Iceland, Lloyds TSB and Boots.

Description

The premises comprise a double fronted, ground and first floor retail unit of a traditional mid-terrace red sandstone building. The property extends to the following net internal areas:-

Accommodation

Ground Floor	233.27 sq m	2,511 sq ft
First Floor	109.99 sq m	1,184 sq ft
TOTAL	343.26 sq m	3,695 sq ft

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PRIME RETAIL UNIT



Terms

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

Rent

Rental offers in the region of £65,000 per annum are invited.

Rates

The revised Rateable Value of the shop is £55,500 pa.

Commercial Rate Pounding £0.492 (exclusive of water and sewerage rates).

Rates payable from April 2017 £27,306 pa.

EPC

A copy of the EPC will be made available as required.

Legal costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

Viewing

Strictly by appointment via the joint agents:-

Richard Ford

Reith Lambert

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**Reith
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Commercial Property Advisers

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IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. January 2017.