



# AYR CENTRAL SHOPPING CENTRE

TO LET

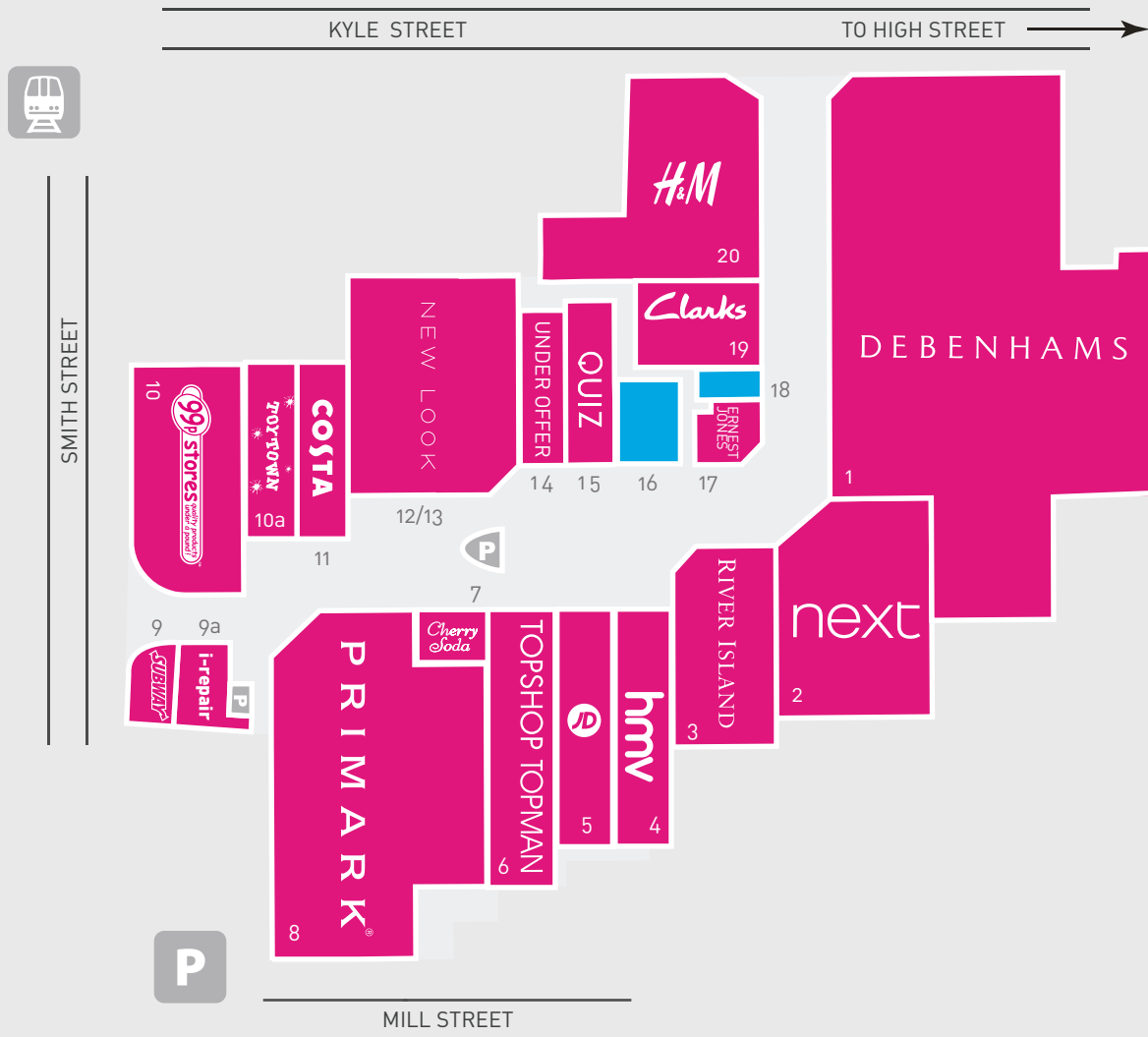
## UNIT 16

- 111 sq m (1,196 sq ft)
- Prime shopping location in Ayr
- 450 covered car parking spaces
- Adjacent to train station and near bus station

Ayr is the dominant town in Ayrshire with a catchment population of 302,000 people and a primary catchment population of 168,000. The student population is 10,000+. 45% of residents in primary catchment have incomes above the GB average. 22% of the primary catchment fall within the AB social grade, comparing favourably with national average of 21.5%. (Source: ONS)

Ayr Central is the prime shopping location in Ayr. It has recently been refurbished and partially enclosed. It sits beside the train station and near the bus station. It has Ayr's main shopping car park with 450 spaces. Tenants include Debenhams, Next, Primark and H&M.





## DESCRIPTION

The shop is a ground floor only unit formerly used as a card shop. The approximate floor areas are as follows:

Internal Width

Ground Floor: 111 sq m (1,196 sq ft)

## RENT

Offers in excess of £45,000 per annum.



## RATES

The rateable value, from 1st April 2017, is £39,500 per annum. Assuming the rate poundage of 48.4, the rates payable will be £19,118, excluding water and waste charges.

## SERVICE CHARGE

For 2016/2017 £7,898 per annum.

## LEGAL COSTS

Each party responsible for their own.

## EPC

Available on request.

## VIEWING

Strictly via the joint letting agents:



**Stephen Gunn**  
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