



PROPERTY CONSULTANTS

PROMINENT ROADSIDE SHOP UNIT TO LET



159 WHITLETTS ROAD, AYR, KA8 0JQ

- Prominent roadside location.
- With the benefit of Class 2 (Office) consent.
- Floor Area approx. 700sq.ft.
- Potential for 100% rates relief.

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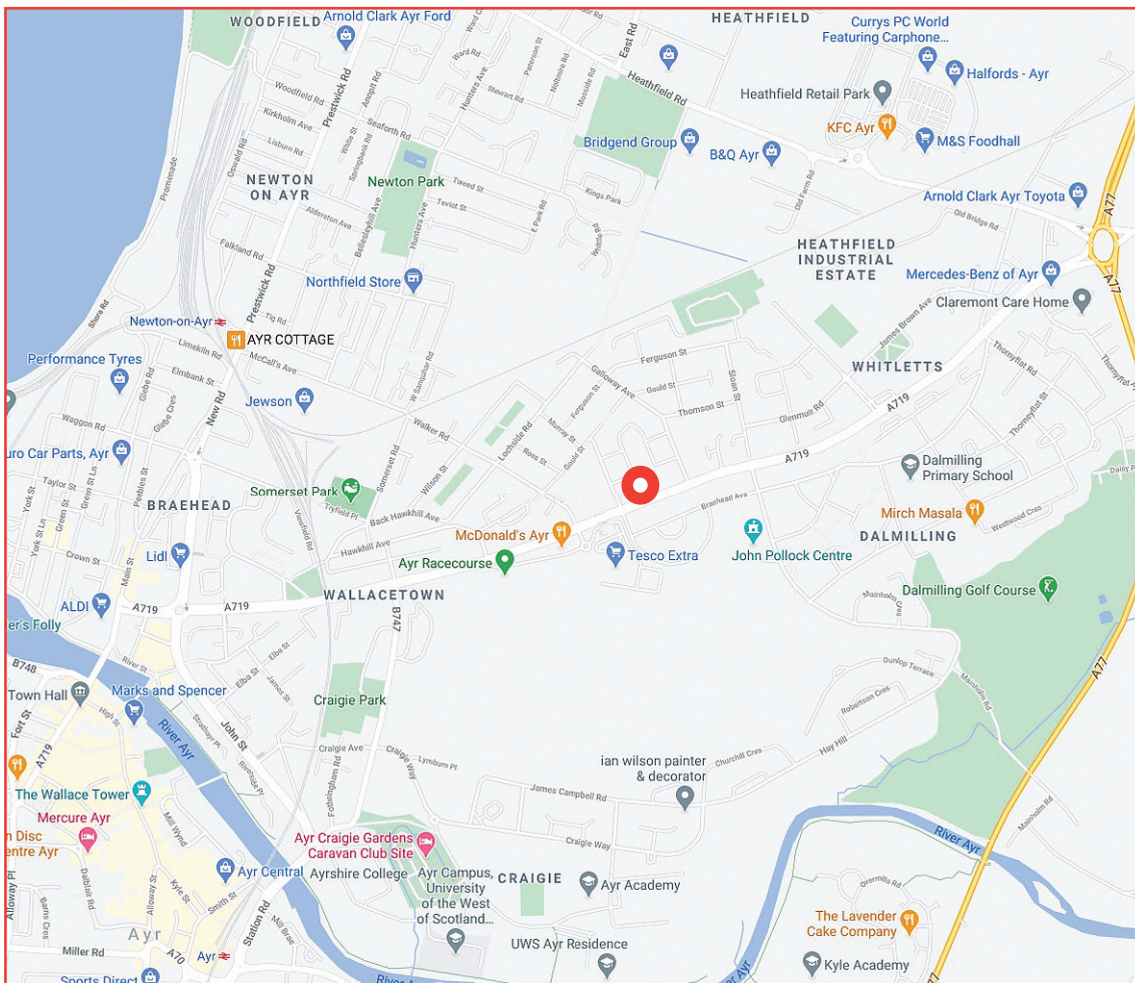
LOCATION

Ayr is a strong market town located approximately 35 miles south of Glasgow. It is the largest town in Ayrshire with a resident population of approximately 48,000 and an estimated catchment of 330,000.

Whitletts Road is one of the main arterial routes leading to and from the town centre from the A77, and the subject property occupies a highly visible location on this road within a popular parade of shops.

The parade is close to **Ayr Racecourse** and also opposite a busy **Tesco Superstore** and **McDonalds**.

The parade of shops benefits from excellent car parking at the front and also offers rear loading. Adjacent occupiers include **Gibson & Gould**, **Ladbrokes**, **Aldo's Fish & Chips**, **We-Pay** and **Ayrshire Self Service Laundrette**.



DESCRIPTION

The property comprises a regular shaped unit arranged over ground floor only. The shop provides staff facilities and toilets to the rear and also benefits from a rear door for loading and fire escape purposes.

We estimate that the property provides the following approximate dimensions and areas:

Gross Frontage	15'8"	4.8m
Internal Width	15'4"	4.7m
Ground Floor	700sq.ft.	65.03sq.m.

RATING

We understand from the local Assessors Department that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value £7,600.

Uniform Business Rate (2021-2022) £0.49.

*** An ingoing tenant may qualify for up to 100% rates relief through the Small Business Bonus Scheme. Interested parties are advised to verify this information themselves.*

TERMS

The property is available on the basis of a new full repairing and insuring lease and rental offers in excess of £12,000 per annum are invited.

EPC

Available on request.

PLANNING

The last use of the property was as a solicitors office and therefore we understand it benefits from Class 2 (Office) planning consent, however may be equally suitable for a variety of alternative uses including conventional retail or perhaps hot food takeaway (subject to planning).

Interested parties are advised to make their own enquiries directly with the local Planning Department with regard to both existing and alternative uses.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

The ingoing tenant will be responsible for Land and Buildings Transaction Tax, registration dues and any VAT incurred thereon.

ENTRY

Immediate.



VIEWING & FURTHER INFORMATION

Viewing is strictly by appointment through:

Stephen Innes,

Lambert Innes Property Consultants

Tel: 0141 248 5878

Email: stephen@lambertinnes.co.uk