



# FOR SALE

## TOWN CENTRE RETAIL UNIT

33 ALLOWAY STREET, AYR, KA7 1SP

Central retailing position within Ayr Town Centre.

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Retail unit potentially suitable for other uses.

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Net Internal Area 40.56 sq.m. (437 sq.ft.).

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100% rates relief, subject to status.

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Available from November 2022.

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Price – offers over £60,000 are invited.

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## LOCATION

Alloway Street is a busy commercial street within Ayr Town Centre connecting between the main retailing pitch and the business district. Businesses nearby include Clydesdale Bank, M&Co and Hays Travel, and a variety of established local businesses. There is on-street car parking with public parking located nearby. Ayr railway station, only a 2-minute walk from the property, offers regular services to Glasgow and the shop fronts on to a busy bus route.

## DESCRIPTION

33 Alloway Street is a single fronted and broadly 'L shaped' retail unit with a 'set back' display window and side advertising windows. Internally, the shop has a front sale area, rear sales/preparation area, a kitchen, and a toilet.

The property is suitable for retail use having been occupied by a florist for several years and could be suitable for other uses, subject to obtaining the necessary consents.

Indicative floorplan is provided.

## FLOOR AREA

The property extends to a net internal floor area of 40.56 sq.m. (437 sq.ft.), or thereby.

## RATING

The Rateable Value is £9,600 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## PRICE

Offers over £60,000 are invited for our clients heritable interest with vacant possession., which is available from November 2022.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

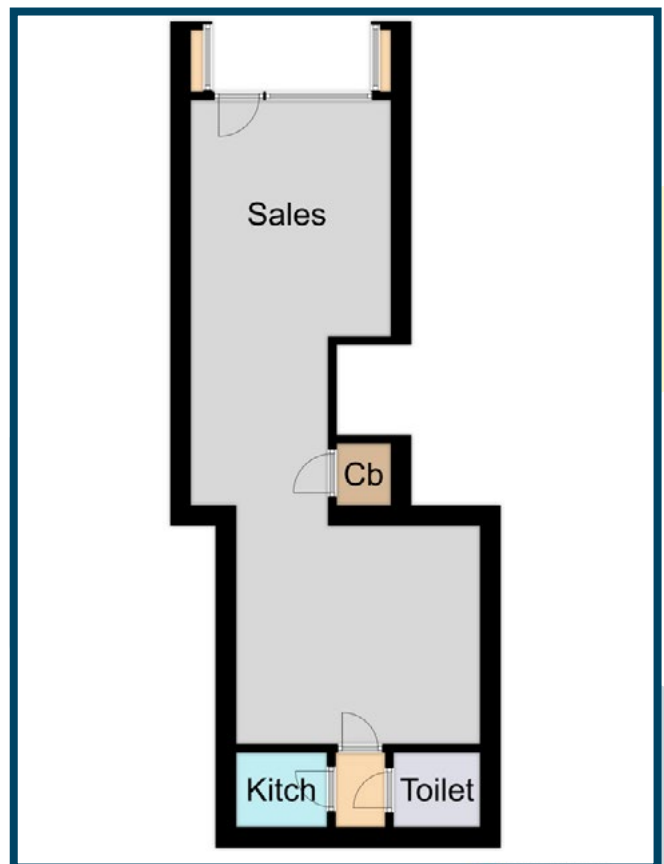
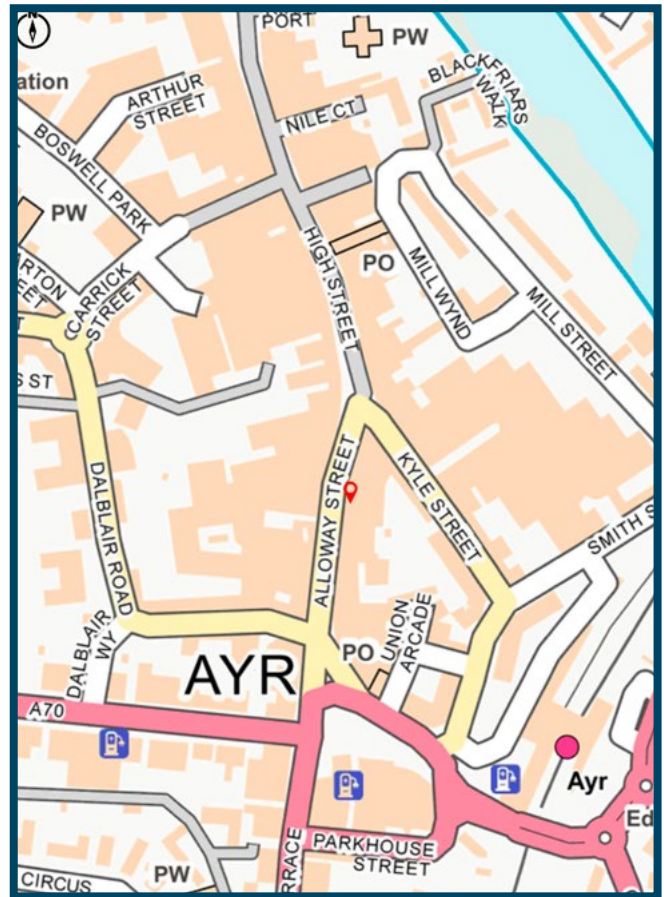
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