



FOR SALE

TOWN CENTRE RETAIL UNIT

14 SANDGATE, AYR, KA7 1BH

Central retailing position within Ayr Town Centre

Category B listed retail unit over two floors

Net Internal Area 74.32 sq.m (800 sq.ft.)

100% rates relief, subject to status

Price – offers over £50,000 are invited



LOCATION

Sandgate is a 'one way' main thoroughfare within Ayr Town Centre and an established commercial trading area, with the property located close to its junctions with Cathcart Street and Newmarket Street. Nearby occupiers include RBS, Well Pharmacy and a host of established local service businesses and licensed venues. There is on street car parking.

DESCRIPTION

14 Sandgate is a category B listed, single fronted retail unit in a mid-terraced position and contained over two floors.

Internally, the shop was last used as a salon and has a main sales area at ground floor with a toilet to the rear and an internal staircase leading to a secondary sales area with kitchenette facility. An indicative layout plan is provided.

FLOOR AREA

From our on-site measurements and on a net internal basis, the subjects extend to 74.32 sq.m (800 sq.ft.), or thereby.

RATING

The Rateable Value is £5,500 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

PRICE

Offers over £50,000 are invited for the property.

EPC

EPC available upon request.

LEGAL COSTS

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

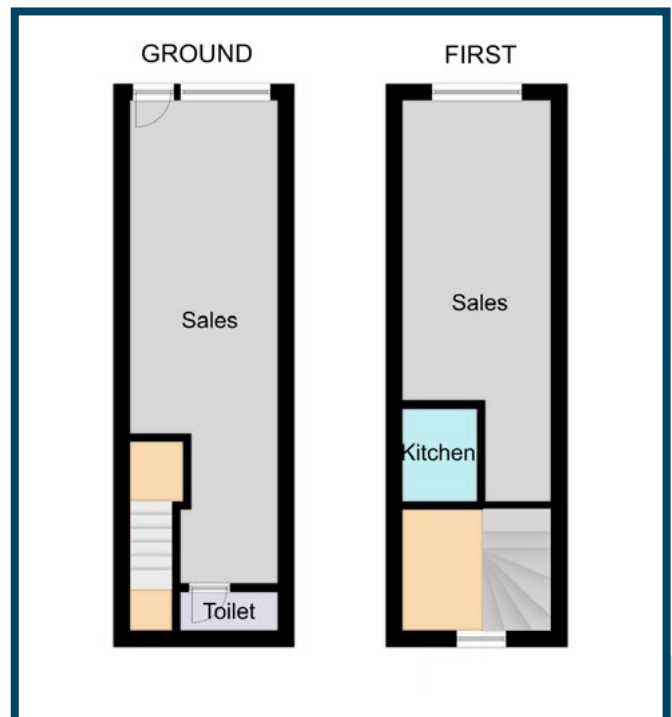
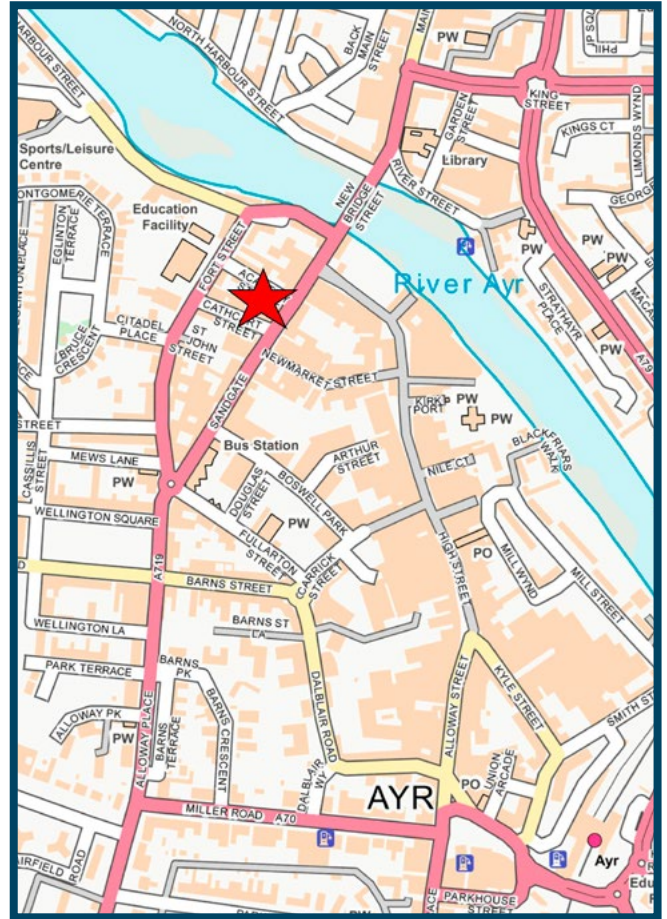
VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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