

RETAIL UNIT

- > PROMINENT TOWN CENTRE LOCATION
- > EXTENSIVE RETAIL FRONTAGE
- > 83.96 SQ. M. (904 SQ. FT.)
- > 100% RATES REMISSION SUBJECT TO STATUS
- > OFFERS OVER £16,000 PER ANNUM



TO LET

46 CARRICK STREET, AYR, KA7 1NU

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk David Houston BSc (Hons) david.houston@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on Carrick Street a prominent secondary pedestrianised town centre retailing area adjacent to Ayr High Street.

Shops in the area are occupied by a combination of local and national traders whilst the Ayr Gaiety Theatre is adjacent to the premises.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

THE PROPERTY

The subjects comprise a prominent corner retail unit set within a two storey building formed in brick and slate.

Internal accommodation comprises the following:

- > Sales area
- > Rear storage
- > Shared w.c.

The property has a modern double retail frontage.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £10,700

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Offers over **£16,000 per annum** are invited.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

46 CARRICK STREET, AYR

ACCOMMODATION	SqM	SqFt
TOTAL	83.96	904

The above area has been calculated on a net internal basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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