

TOWN CENTRE RETAIL UNIT

- > TWO TRADING FLOORS
- > MODERN BUILDING
- > SUITABLE FOR A VARIETY OF USES
- > RATES RELIEF AVAILABLE
- > 245.84 SQ. M. (2,645 SQ. FT.)
- > OFFERS OVER £14,500 PER ANNUM



TO LET

1C ARTHUR STREET, AYR, KA7 1QJ

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on Arthur Street approximately 100 metres from High Street set amongst a variety of licenced, leisure and retail users including The Treehouse, Mecca Bingo, Spar and Vinyl Nightclub. A large car park lies adjacent to the property.

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

THE PROPERTY

The subjects comprise mid terrace two storey retail unit formed in brick and block and surmounted by a pitched tiled roof.

Internal accommodation comprises the following:

Ground Floor::

- > Sales area
- > Storage
- > Staff W/C

First Floor:

- > Sales area
- > Storage
- > W/C

The premises are formed over two levels and include an attractive retail space at ground floor with a large store room to the rear together with w.c. facilities.

A staircase leads to a large secondary retailing or storage area at first floor level with additional w.c. facilities.

RATING ASSESSMENT

The property currently has two entries in the Valuation Roll as follows:

Shop RV £6,700

Stores RV £6,200

Partial 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 **£14,500** 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

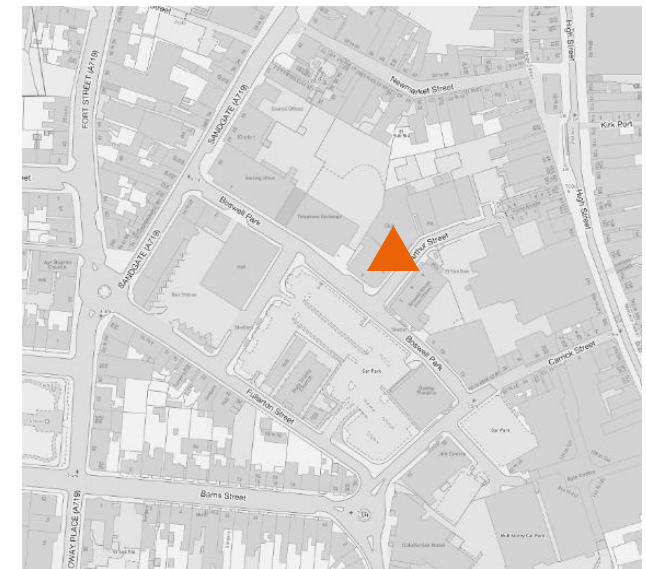
All prices, rents and premiums, where quoted, are exclusive of VAT.

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

1C ARTHUR STREET, AYR

ACCOMMODATION	SqM	SqFt
Ground Floor	140.72	1,514
First Floor	105.12	1,131
TOTAL	245.84	2,645

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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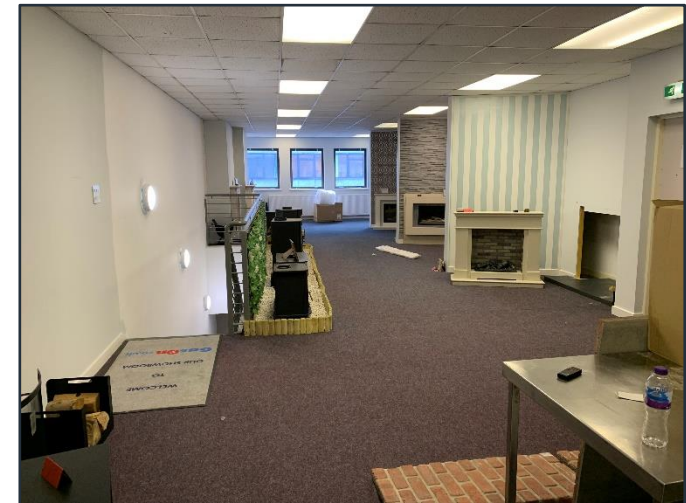
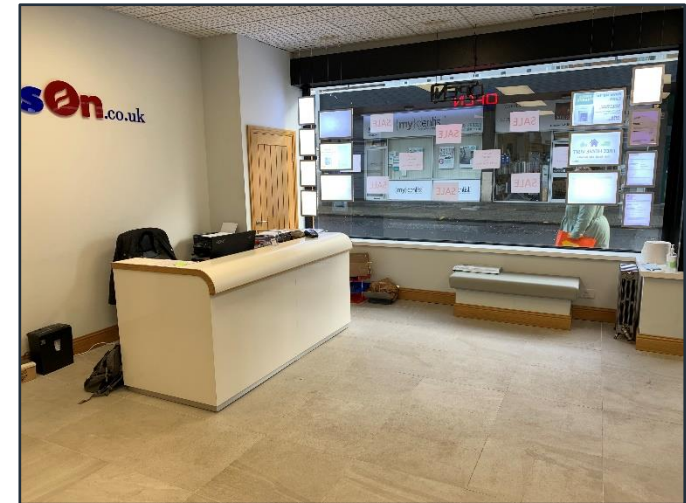
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ANTI MONEY LAUNDERING REGULATIONS

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.



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