

DM HALL

To Let

**WELL PRESENTED
CAFÉ/BAR/
RESTAURANT**



**33-35 South
Harbour Street,
Ayr, KA7 1JA**

**123 sqm
(1,324 sqft)**

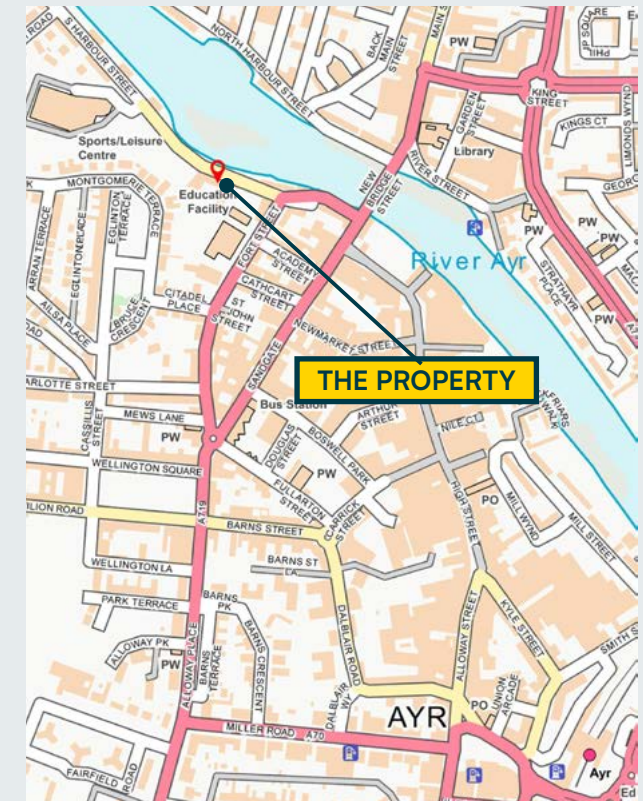
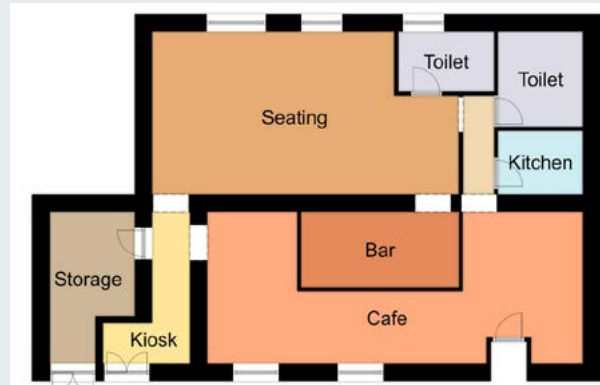
Property Details

- Prominent location in Ayr Harbour
- Well-presented, part fitted café premises
- Potential for bar and/or restaurant use
- Gross floor area of 123 sqm (1,324 sqft)
- 100% Rates relief available
- Potential for alternative uses
- Rent £12,000 per annum are invited

Location

South Harbour Street is a predominantly commercial location to the west of Ayr town centre and is the entry point to the South Harbour area, where there are a variety of food and beverage operators, a leisure centre and an abundance of residential apartments. The recently refurbished Ayr Grammar School is located around the corner from the property and location has an attractive outlook on to the River Ayr towards Ayr Port. There is on street car parking in the immediate vicinity.

Ayr is the principal town and administrative base in the South Ayrshire region with a resident population of around 47,000 persons and a regional catchment of around 113,000 persons. Ayr lies around 39 miles southwest of Glasgow, accessed via the A/M77 road network and lies on a main railway line with regular services to Glasgow and Stranraer. Newton on Ayr station is a short walk from the property.



Property Details

Description

33-35 South Harbour Street, is a ground floor commercial premises within a two storey terraced building of character, which is a former public house that has been modernised to offer a well presented and part fitted café premises, with the potential for use as a bar and/or restaurant, subject to the necessary consents.

The property should cater for around 40 covers or more and has been sub-divided to form a front sales area with central bar, a rear seating area, a kitchen, two toilet facilities and a cellar with potential to open a kiosk onto South Harbour Street during the tourist season.

An indicative floorplan is provided.

Areas

The property extends to a gross internal floor area of 123 sqm (1,324 sqft), or thereby.

Rating

The rateable value is £7,600 and the building qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

Rent

Rental offers of £12,000 per annum are invited on the basis of a new, full repairing and insuring lease.

Legal Costs

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

EPC

EPC available upon request.

Viewing & Further Information

Strictly by contacting the sole agents:-

DM HALL



Regulated by
RICS



Make an enquiry

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