



# FOR SALE

## TOWN CENTRE RETAIL UNIT

22 FULLARTON STREET, AYR, KA7 1UB

Central position in Ayr Town Centre

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Opposite bus station and a large town centre car park

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Retail unit with potential for other uses

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Floor area 61.42 sqm (662 sqft)

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100% rates relief available

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Rent - £9,000 per annum

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## LOCATION

Fullarton Street is a commercial location in Ayr Town Centre, with the property situated opposite the bus station and a large car park. High Street is a short walk from the property.

Ayr is the largest town in South Ayrshire region having a population of around 46,000 persons. The town is well connected with the A77 extending north to Glasgow (35 miles) and Ayr station offering regular rail links to Glasgow.

## DESCRIPTION

22 Fullarton Street is a single fronted shop premises located on the ground floor of a two storey, C listed terraced building, recently occupied as a pharmacy.

The shop consists of a main sales area, store/office, kitchenette and a toilet.

Indicative floor plans are provided.

## FLOOR AREA

The property extends to a net internal floor area of 61.42 sqm (662 sqft), or thereby.

## RATING

The rateable value is £9,200 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

## RENT

Rental offers of £9,000 per annum are invited for the full property based on a new lease of negotiable term.

## EPC

EPC available upon request.

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

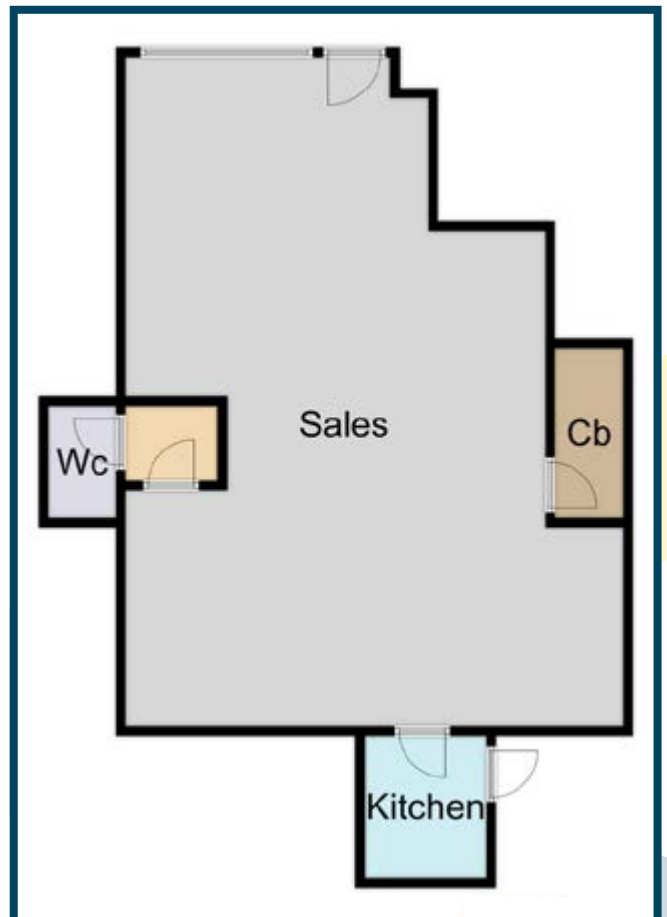
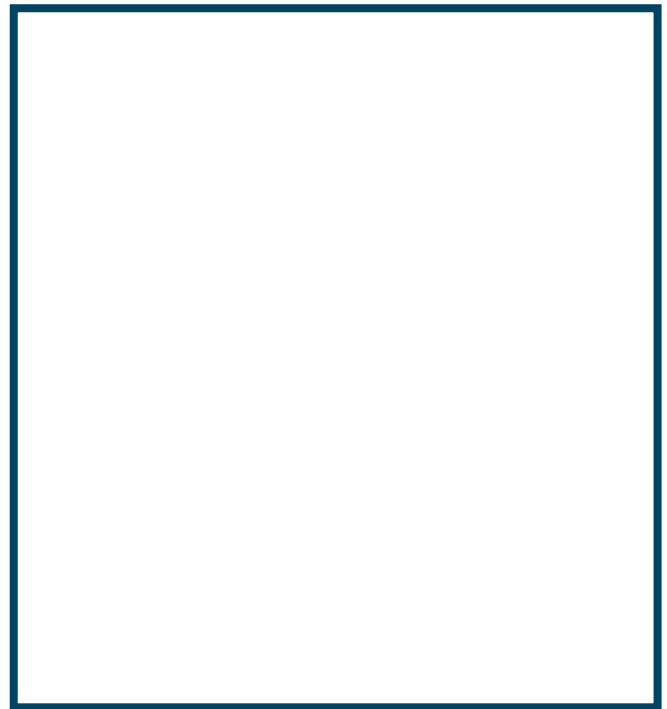
Strictly by contacting the agent: -

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