

134 HIGH STREET, AYR, KA7 1PR



TOWN CENTRE RETAIL / HOT FOOD UNIT



- Ground & 1st Floor
- Hot Food Consent Granted
- 3,695sq ft
- Rent: £40,000p.a.
- Sale: P.O.A.

LOCATION

The premises are located on the east side of High Street within the prime retail pitch. The town's premier shopping centre, Ayr Central, is in close proximity as is the Kyle Centre which has recently been purchased to facilitate a leisure development that will comprise a cinema and several restaurants.

Ayr is a popular coastal market town with a population of approximately 46,000 people making it the largest settlement in Ayrshire. The town benefits from excellent transport links and continues to be considered the shopping hub in the southwest of Scotland.

Nearby occupiers include Marks & Spencer, Superdrug, Tesco Express, Wilkos, Bank of Scotland, Iceland, Lloyds TSB and Boots. Property

PROPERTY

The property comprises a substantial ground & 1st floor retail unit with substantial frontage situated in on the main thoroughfare of Ayr town centre within a larger sandstone development surmounted by a pitched roof. The property benefits from a substantial frontage with dual, large display windows flanking the double door entrance of aluminium framed and glazed construction.

Internally the property offers a large open plan retailing space at ground floor with partitions erected to form changing rooms and store, access to the upper floor is gained via a single staircase leading to further open plan sales area with staff room, office, store and w.c. facilities.

The property is decorated to a good standard with floors overlaid in ceramic tile and laminated timber, with lighting provided by way of halogen spots and strip lighting throughout. The property benefits from hot food consent, further information available on request.

AREA

The property has been calculated to extend to the following net internal area;

Ground: 233.27sqm (2,511sq ft)
 1st: 109.99sqm (1,184sq ft)
 Total: 343.26sqm (3,695sq ft)

NAVR/V

The property has been entered onto the valuation roll with the following NAV/RV

£55,000





RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £40,000p.a

V.A.T

Prices quoted are exclusive of V.A.T

E.P.C

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TITLE

Available on request by contacting the marketing agent

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.