






CAFE To Let

 Unit 7, Lorne Arcade,
High St, Ayr, KA7 1QL

-  Recently refurbished
-  Turnkey opportunity
-  Busy thoroughfare
-  No VAT payable on rent
-  Rates exemption potential

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Location

Ayr is a town situated on the southwest coast of Scotland. It is the administrative centre of the South Ayrshire council area and the historic county town of Ayrshire. The town sits approximately 37 miles south west of Glasgow, 15 miles south west of Kilmarnock and can be accessed by the main arterial route of the M77 motorway.

Lorne Arcade is located on the west side of Ayr's Main Street, the main pedestrian shopping area and thoroughfare in the town. The Arcade is close to a number of national retailers, and is bound by the east end of Arthur Street. The subject property is situated in the middle of the Arcade. Ayr train station takes less than 10 minutes to walk. Nearby occupiers include Warhammer, Bank of Scotland, Forum Phones and Tesco Express.



Description

The subjects comprise a ground floor retail unit within a 9 unit pedestrian arcade with high footfall levels. The arcade is of masonry construction and sits under an interconnecting glazed atrium.

The arcade and cafe have recently been completely refurbished to a high standard. This unit benefits from being fitted as a cafe and is a turnkey opportunity for an operator. The floor is covered with tiles, the walls are of plaster/paint and incorporate a feature wall. The ceiling is covered with plaster/paint and incorporates a mix of spot and pendant lighting. There is a small kitchen to the rear of the unit and also a WC.

Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales area & kitchen	19.24	207

The above areas have been calculated on a NIA basis in compliance with RICS Code of Measuring Practice (6th edition).

Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £6,000 per annum. Full quoting terms are available upon request.



Particulars

Rateable Value	£4,050
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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