






# RETAIL To Let

 Unit 9, 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, & is bound by the east end of Arthur Street. The subject property is situated at the eastern end of the Arcade. Ayr train station takes less than 10 minutes to walk. Nearby occupiers include Warhammer, Bank of Scotland, Forum Phones & 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 subject retail unit has recently been completely refurbished to a high standard. The shop floor is covered with tiles, the walls are of plaster/paint. The ceiling is covered with plaster/paint and incorporates LED strip lighting. At one corner there is storage space in addition to 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 & storage	32.27	347

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 £8,500 per annum. Full quoting terms are available upon request.



## Particulars

Rateable Value	£5,900
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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