

YEAR 1
RENT ONLY
£250 PER WEEK



EXTENSIVE HIGH STREET RETAIL ACCOMMODATION

- > PRIME RETAIL LOCATION
- > FULLY FITTED **FIRST FLOOR** RETAIL UNIT
- > ESCALATOR AND PASSENGER LIFT FROM HIGH STREET
- > 1,447.55 SQ. M. (15,581 SQ. FT.)

UP TO
75% OFF
RRP

**BIG ON BRAND
AMAZING PRICES**

UP TO
75% OFF
RRP

TO LET
FIRST FLOOR RETAIL SPAC
APPROX. 15,500 SQ.FT
ewanmackay
07917 834912
www.ewanmackay.com

TO LET

143 HIGH STREET, AYR, KA7 1QW

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk 01292 267987 www.shepherd.co.uk
Ewan MacKay BSc MRICS ewan@ewanmackay.co.uk 07917 834 912 www.ewanmackay.com



LOCATION

The subjects are located in a prime retailing area in the heart of Ayr town centre with nearby occupiers including Tesco Express, Wilko, Waterstones, Boots and Marks and Spencer.

Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800,

THE PROPERTY

The unit comprises the first floor of a substantial modern two storey property.

Internally the unit comprises retail space predominantly at first floor level benefiting from ground floor high street access via escalators and passenger lift.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £40,000

ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of E 73.

A copy of the EPC is available upon request.

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

RENT

Rental offers are invited.

The rent in Year 1 of the lease would be fixed at £250 per week (£13,000 p.a.).

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

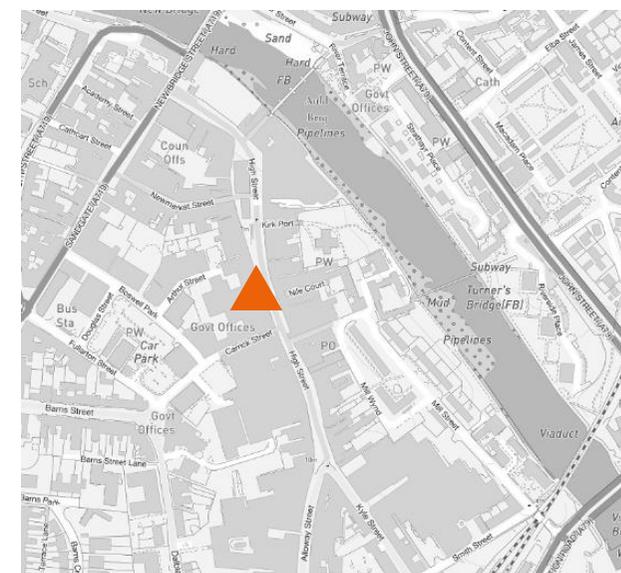
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	SqM	SqFt
Ground	64.89	698
First	1,382.66	14,883
TOTAL	1,447.55	15,581

The above area has been calculated on a net internal basis.



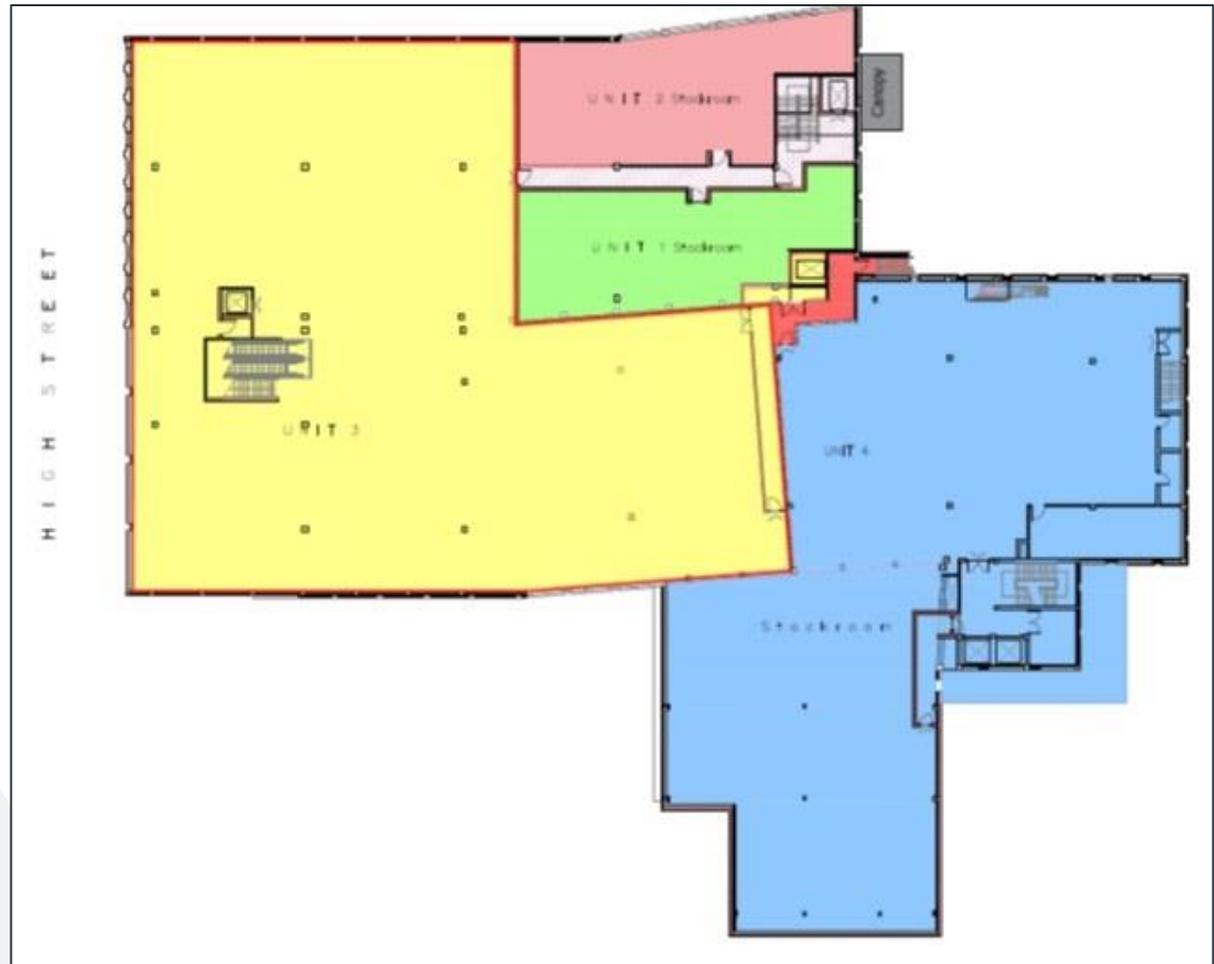
For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2024**