

## SUBSTANTIAL RETAIL PREMISES

- > PEDESTRIANISED TOWN CENTRE LOCATION ADJACENT TO AYR HIGH STREET
- > NEARBY OCCUPIERS INCLUDE BOOTS, WH SMITH AND NATIONWIDE
- > MAY SUB DIVIDE
- > SPACE AVAILABLE FROM 3,500 SQ. FT. – 17,250 SQ. FT.
- > RENTAL OFFERS INVITED

TO LET

**26 CARRICK STREET, AYR, KA7 1NS**

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**EGM** | Property Consultants

## LOCATION

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

The subjects enjoy an extensive frontage to Carrick Street a busy pedestrianised town centre location adjacent to Ayr High Street the town's prime retailing area.

The property is located opposite the Kyle Centre where planning consent has been granted for a multi screen cinema complex.

## THE PROPERTY

The subjects comprise a substantial former department store formed over four levels.

The property is available to let as a single unit or our clients may consider sub-division, further information available upon request.

## RATING ASSESSMENT

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

RV £34,300

## ENERGY PERFORMANCE CERTIFICATE

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 invited.

## 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.

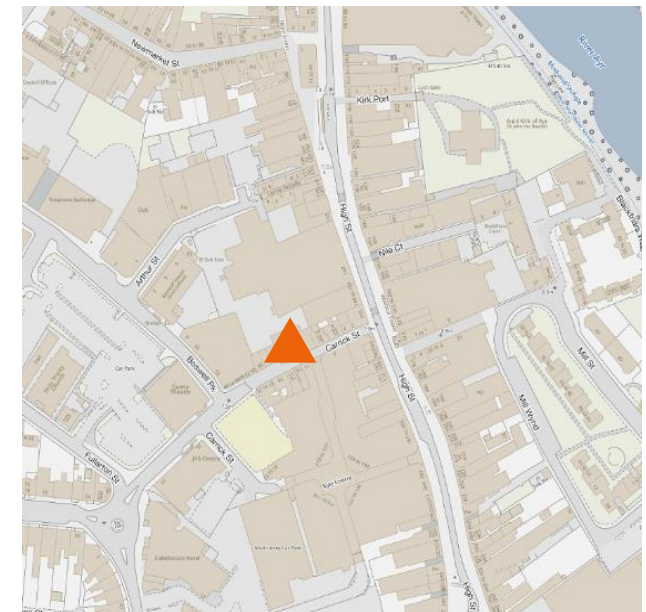
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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 Floor	325.16	3,500
First Floor	492.38	5,300
Second Floor	441.29	4,750
Third Floor	343.74	3,700
<b>TOTAL</b>	<b>1602.57</b>	<b>17,250</b>

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



**For further information or viewing arrangements please contact the joint agents:**

**Shepherd Chartered Surveyors** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) 01292 267987  
**EGM Property Consultants** Ross Jubin BSc MRICS [ross.jubin@egmproperty.co.uk](mailto:ross.jubin@egmproperty.co.uk) 0141 266 0480

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. **AUGUST 2023**







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