



**PRIME TOWN CENTRE  
UNIT WITHIN  
ATTRACTIVE PERIOD  
BUILDING**

- > RETAIL UNIT WITH CLASS 3 BAR/ RESTAURANT CONSENT
- > 809.1 SQ. M. (8,708 SQ. FT.)
- > OFFERS OVER £68,000 PER ANNUM

**TO LET**

**128 HIGH STREET, AYR KA7 1PR**

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01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)





## LOCATION

The subjects are located in a prime retailing area in the heart of Ayr town centre with nearby occupiers including Marks & Spencer, Bank of Scotland and Santander.

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

## THE PROPERTY

The subjects comprise substantial retail premises set within the ground floor of an attractive Category 'B' listed building dating back to the mid 19<sup>th</sup> Century formed in stone and slate. There is a substantial two storey extension to the rear of modern design.

The internal accommodation comprises the following:

### Ground Floor

- > Sales Area
- > Stock Room
- > Store Room

### Upper Floor

- > Additional Storage
- > Office
- > Tea Prep Area
- > Staff W.C.'s

## RATING ASSESSMENT

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

RV £44,100

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## PLANNING

South Ayrshire Council granted planning permission in principle for change of use from Class 1 (Retail) to Class 3 (Bar and Restaurant) on 2<sup>nd</sup> August 2022, full details are available upon request.

## LEASE TERMS

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

## RENT

Rental offers over **£68,000 per annum** are 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.

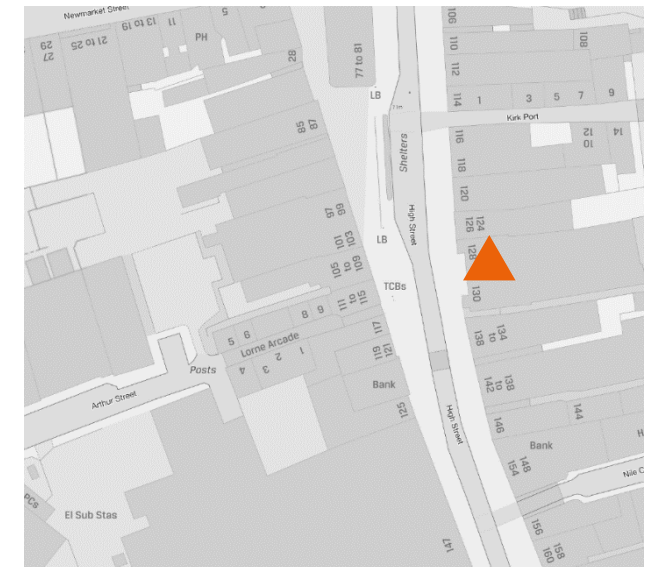
## ANTI MONEY LAUNDERING REGULATIONS

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.

128 HIGH STREET, AYR

ACCOMMODATION	SqM	SqFt
Ground	486.5	5,236
First	322.6	3,472
<b>TOTAL</b>	<b>809.1</b>	<b>8,708</b>

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



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
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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. **AUGUST 2022**





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