



TO LET

## TOWN CENTRE RETAIL UNIT

PRIME TOWN CENTRE  
LOCATION

PEDESTRIANISED HIGH  
STREET SETTING

74.14 SQ. M. (798 SQ. FT.)

OFFERS OVER £17,500 PER  
ANNUM



VIDEO TOUR



WHAT 3 WORDS

218 HIGH STREET, AYR, KA7 1RQ

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# Location

218 HIGH STREET, AYR



## Location

The subjects are located in a prime retailing location on Ayr's pedestrianised high street with nearby occupiers including W H Smith, Specsavers, Savers and Castore.

Ayr is around 40 miles south west of Glasgow and is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

## Description



FIND ON GOOGLE MAPS



# Description

218 HIGH STREET, AYR



## Description

The subjects comprise the ground floor of a mid terraced 4 storey sandstone and brick building surmounted by a pitched roof clad in slate.

Internal accommodation comprises the following:

- > Sales Area
- > Stock Room
- > Staff Room
- > Kitchen
- > Staff w.c.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	<b>74.14</b>	<b>798</b>

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental

**£17,500 per annum.**

## Lease Terms

The lease is for a period of 10 years from February 2023 with the current passing rent £17,500 per annum with a rent review in 2028. There is a tenant only break option at the end of year 5.

Our clients are looking to assign the current lease at a nil premium.

## Rateable Value

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

RV £18,200

## Energy Performance Certificate

The property has a current energy rating of G 119.

A copy of the EPC is available upon request.

## VAT

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.

## Legal 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.

## Get in Touch

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



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## 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.

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