



South Ayrshire Council
County Buildings
Wellington Square
Ayr KA7 1DR



TO LET

**RETAIL UNIT
1-3 HIGH STREET, AYR**

LOCATION

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre.

The subjects benefit from a prominent frontage at the corner of High Street and New Bridge Street.

DESCRIPTION

The subjects comprise a ground floor retail unit with an entrance from High Street and a return frontage to New Bridge Street. Accommodation comprises a main shop area along with a kitchen area and staff toilet.

NET INTERNAL AREA

The subjects extend to approximately 53.76 sq m (578.66 sq ft).

SERVICES

The building has mains supplies of water and electricity. Electric wall mounted heating is present.

RATEABLE VALUE

The rateable value is currently £6,400. The tenant will be responsible for the payment of rates and water rates levied however, as the RV is less than £12,000 the tenant may be eligible for 100% rates relief under Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of this property is TBC.

PLANNING

The property may be suitable for various uses including as a shop or office but planning consent may be required for a change of use.

It is recommended that interested parties contact the Council's Planning Service on 01292 616 107 or e-mail: - planning.development@south-ayrshire.gov.uk for further information.

LEASE

The subjects are offered on the basis of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. (A copy of the Council's standard lease is available on request).

PROFESSIONAL FEES

The ingoing tenant will be responsible for the Council's reasonable professional fees and costs incurred in the course of this transaction.

OFFERS

Rental offers in the region of £8,000 per annum are invited for the leasehold interest in this property. A closing date for rental offers may be fixed and interested parties are advised to register their interest by e-mailing the Council's Estates Section.

CONTACT

For further information and access please contact: -

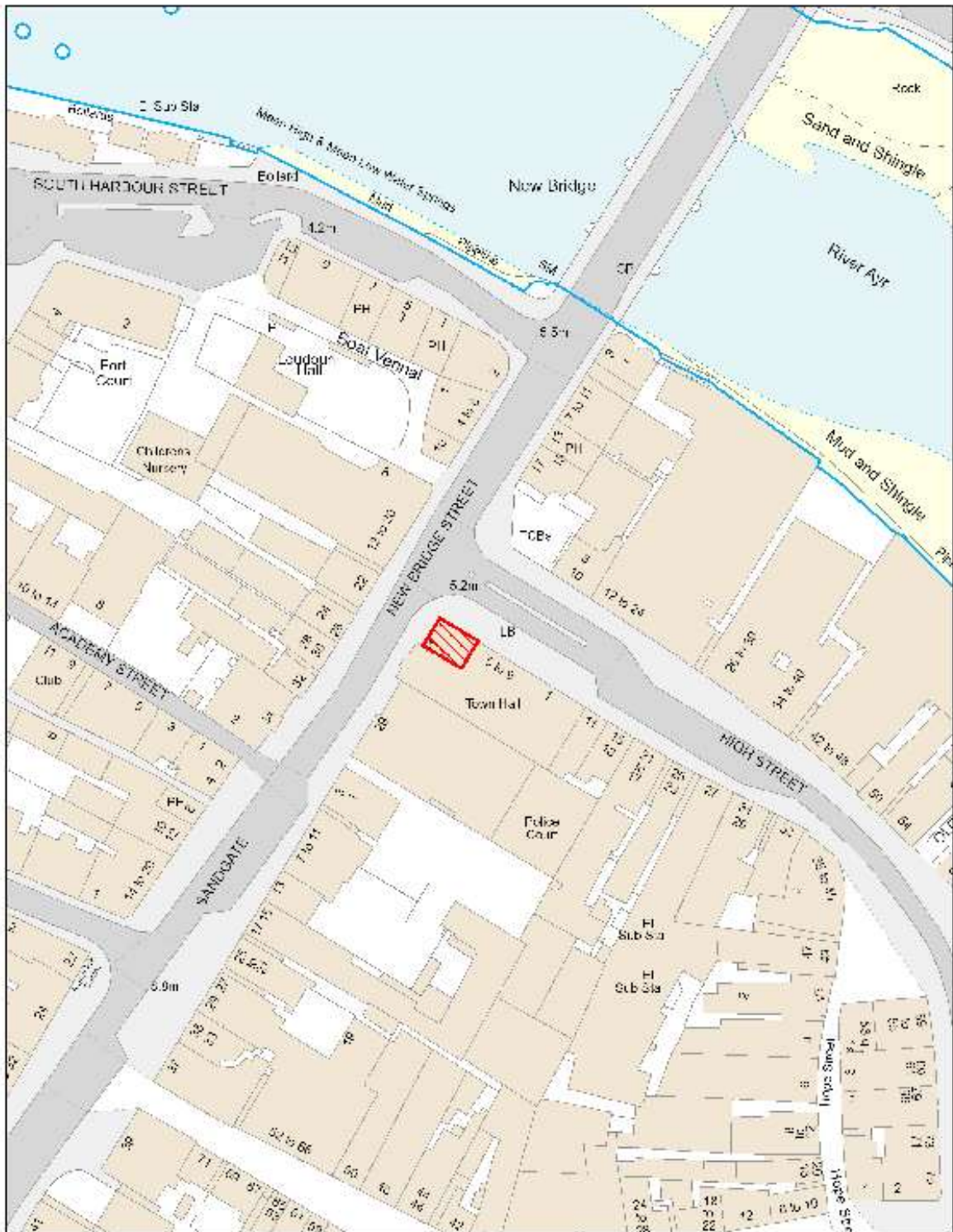
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1-3 High Street, Ayr

Scale 1:1000



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