



**TO LET**

**Retail Unit**

**Prominent Main Street Location**

**No Rates Payable Subject To Status**

**35.0 sq.m (388 sq.ft)**

**Rent £400 pcm**



**WHAT 3 WORDS**

**81 MAIN STREET, AYR KA8 8BU**

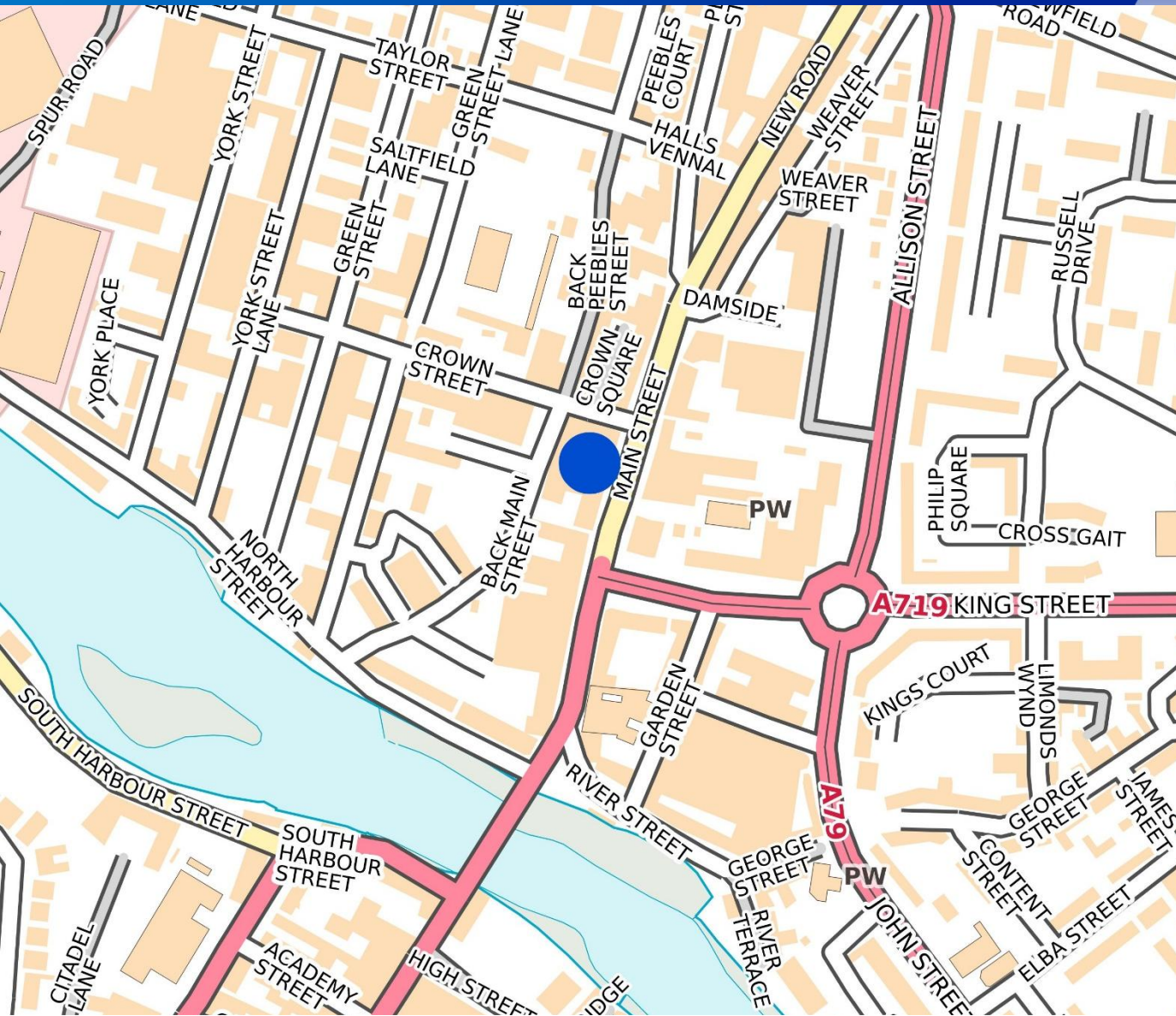
**CONTACT: Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 07720 466050 | [shepherd.co.uk](http://shepherd.co.uk)**





# Location & Description

81 MAIN STREET, AYR



## Location

Ayr is located on the Clyde Coast around 40 miles south-west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000.

The property is located on Main Street, a popular and busy secondary retail location to the north of the main town centre area with shops occupied by a combination of local traders and national multiples. On-street parking is available in the locality.

## Description

The subjects comprise a lockup shop unit forming part of the ground floor of a traditional stone and slate tenement.

The internal accommodation includes a sales area with small tea prep facility and staff wc to the rear.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Retail</b>	35.0	388
<b>Total</b>	<b>35.0</b>	<b>388</b>

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



FIND ON GOOGLE MAPS



## Rental

The quoting rent is £400 per calendar month equating to £4,800 per annum.

## Lease Terms

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

## Rateable Value

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

RV £4,300

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

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. In the case of a lease the tenant will be 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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