



TO LET

**HIGH STREET RETAIL
PREMISES**

PROMINENT TOWN CENTRE
LOCATION

RECENTLY REFURBISHED

100% RATES RELIEF SUBJECT
TO STATUS

81.3 SQ. M. (875 SQ. FT.)

OFFERS OVER £9,100 PER
ANNUM



VIDEO TOUR



WHAT 3 WORDS

33 HIGH STREET, AYR, KA7 1LU

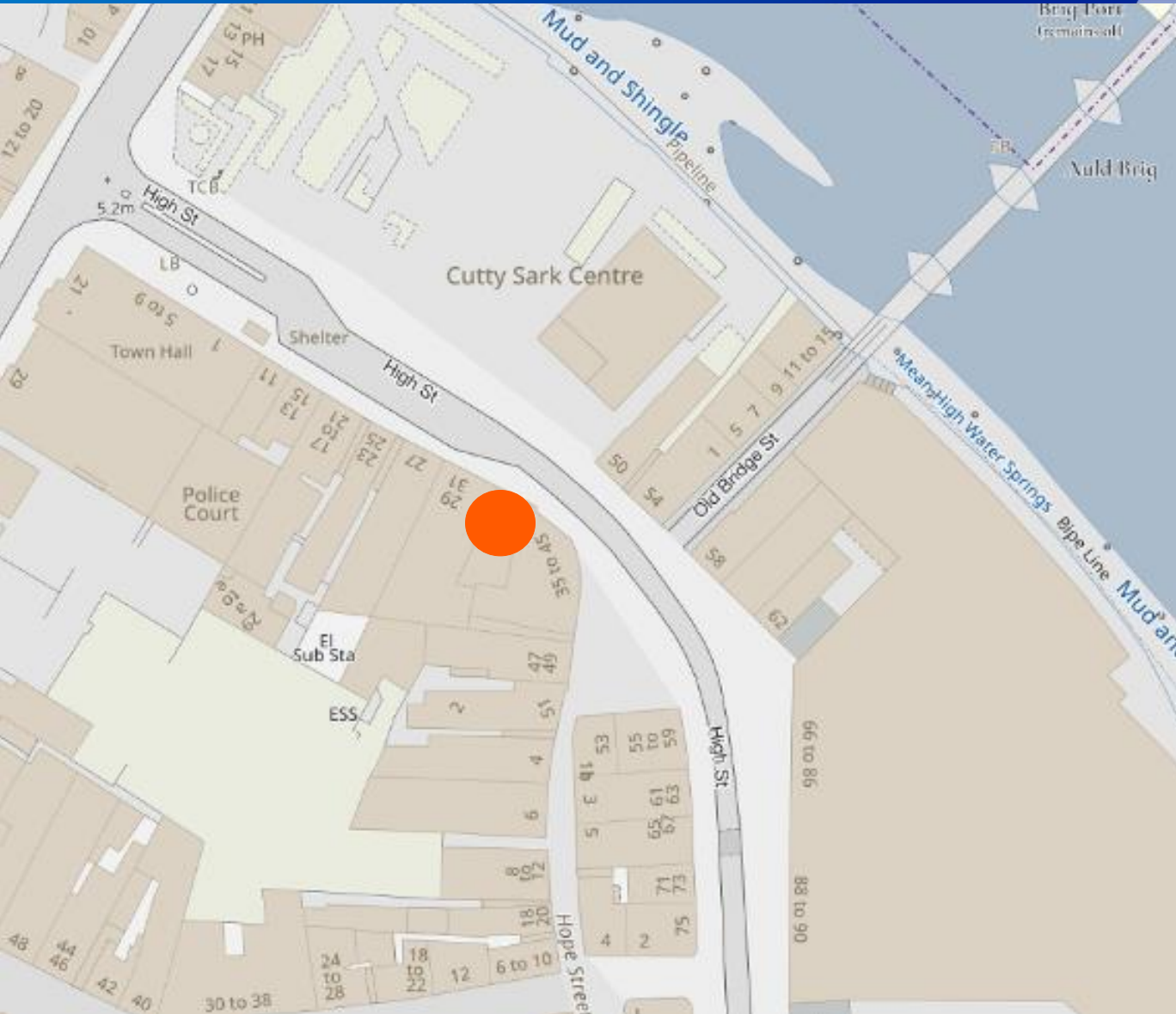
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

33 HIGH STREET, AYR



The subjects are located on High Street directly opposite the new Cutty-Sark Centre in a prominent town centre location within Ayr with nearby occupiers including Marks and Spencers and a range of local traders.

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

Description



FIND ON GOOGLE MAPS



Description

33 HIGH STREET, AYR



The subjects comprise a single storey terraced property formed in stone and brick walls with pitched and slate roof.

Internally the accommodation is as follows:

- > Open sales area
- > Store
- > Staff w.c.

Accommodation

	m ²	ft ²
Total	81.3	875

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

Offers over **£9,100 per annum** are invited.

Lease Terms

The property is available on a new lease of negotiable length.

Rateable Value

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

RV £5,900

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

Energy Performance Certificate

The property has an energy rating of G.

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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Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: **01292 267987 Option 2**



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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