



YEAR 1
RENT ONLY
£250 PER WEEK

TO LET

EXTENSIVE HIGH
STREET RETAIL
ACCOMMODATION

PRIME RETAIL LOCATION

FULLY FITTED **FIRST FLOOR**
RETAIL UNIT

ESCALATOR AND PASSENGER
LIFT FROM HIGH STREET

1,447.55 SQ. M. (15,581 SQ. FT.)



WHAT 3 WORDS

143 HIGH STREET, AYR, KA7 1QW

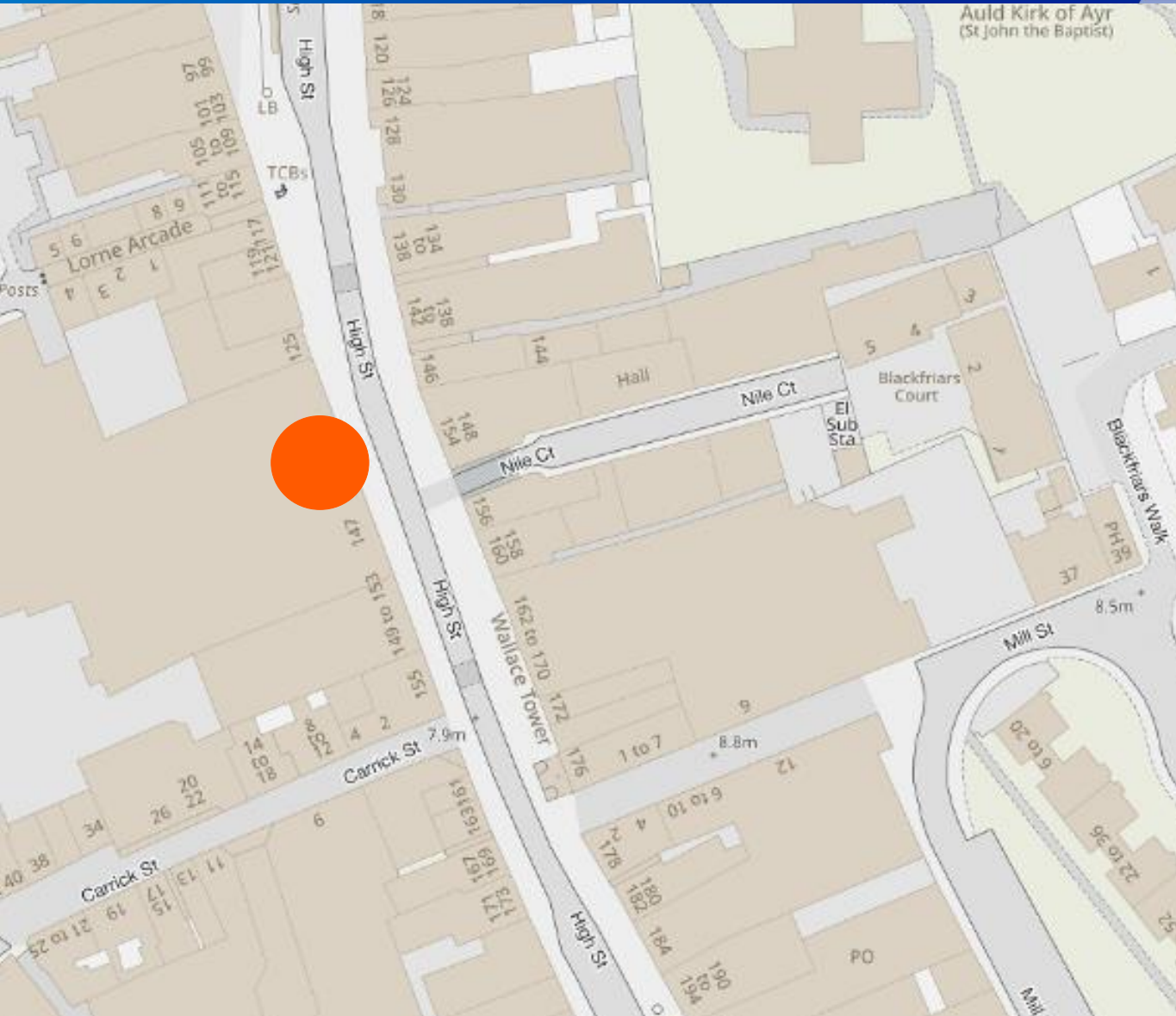
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

143 HIGH STREET, AYR



The subjects are located in a prime retailing area in the heart of Ayr town centre with nearby occupiers including Tesco Express, Waterstones, Boots and Marks and Spencer.

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

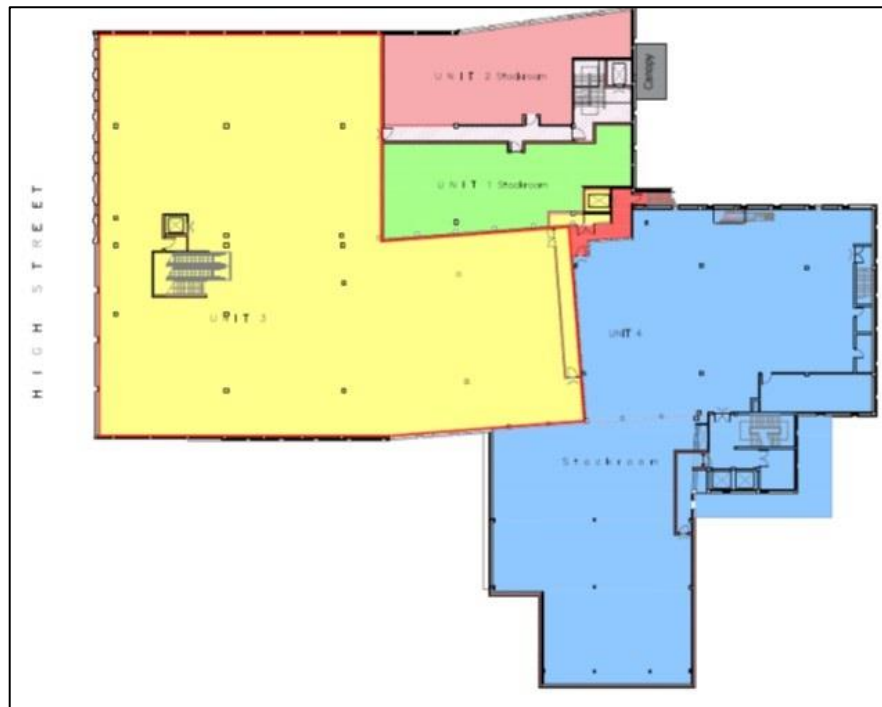


FIND ON GOOGLE MAPS



Description

143 HIGH STREET, AYR



The unit comprises the first floor of a substantial modern two storey property.

Internally the unit comprises retail space predominantly at first floor level benefiting from ground floor high street access via escalators and passenger lift.

Accommodation

	m ²	ft ²
Ground	64.89	698
First	1,382.66	14,883
Total	1,447.55	15,581

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

Rental offers are invited.

The rent in Year 1 of the lease would be fixed at £250 per week (£13,000 p.a.).

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 £40,000

Energy Performance Certificate

The property has a current energy rating of E 73.

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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Arlene Wallace
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Shepherd Chartered Surveyors
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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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