



# TO LET

## RETAIL PREMISES

ATTRACTIVE, WELL APPOINTED  
RETAIL PREMISES

EXCELLENT CENTRAL  
LOCATION – HIGH FOOTFALL

51.36 SQ. M. (553 SQ. FT.)

NO RATES PAYABLE SUBJECT  
TO STATUS

OFFERS OVER £9,000 PER  
ANNUM



WHAT 3 WORDS

**34 CARRICK STREET, AYR, KA7 1NS**

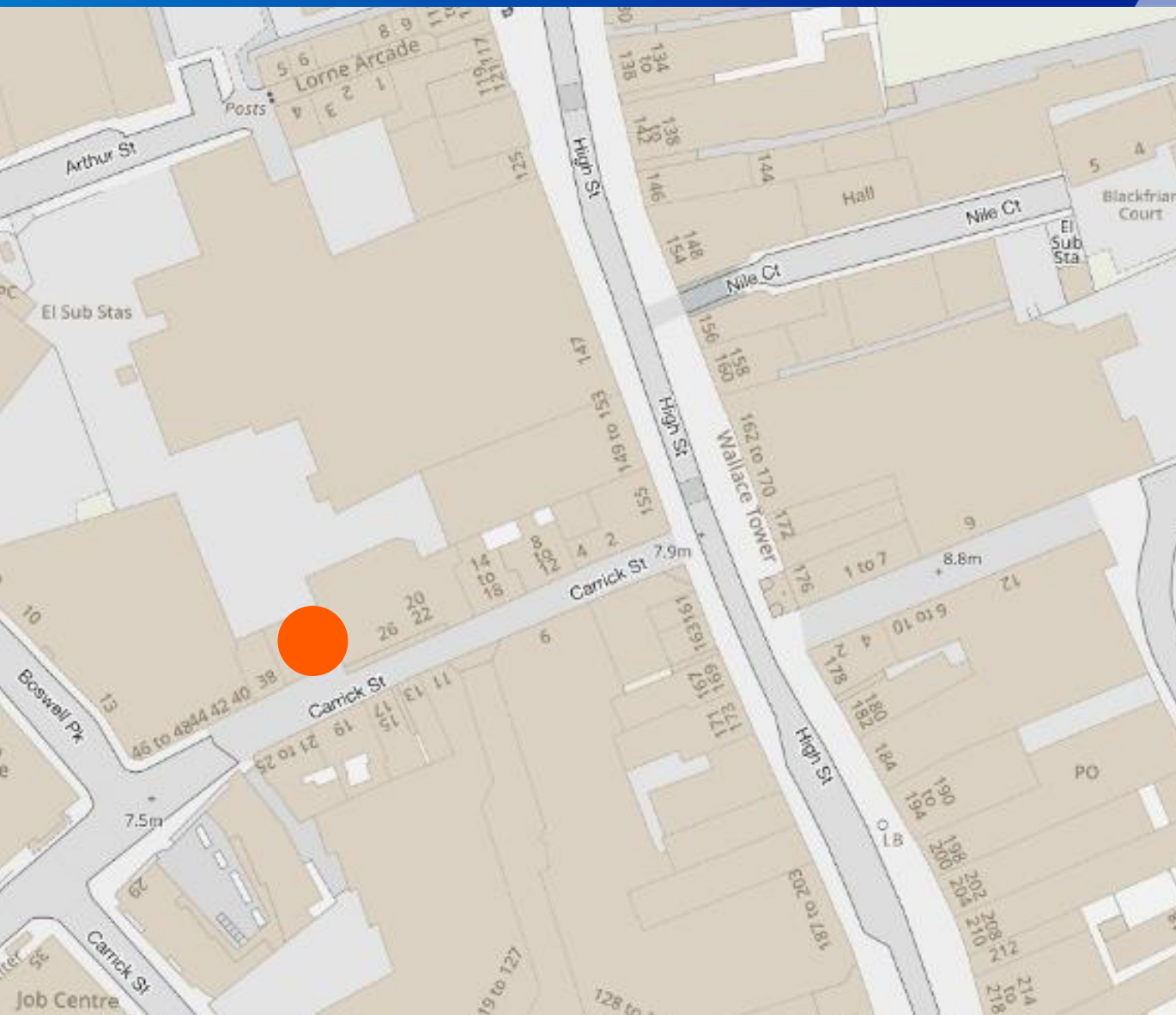
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# Location

34 CARRICK STREET, AYR



The property enjoys the benefit of a prominent central location within the busy and popular pedestrianised Carrick Street around 100 metres of High Street.

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



FIND ON GOOGLE MAPS





# Description

34 CARRICK STREET, AYR



Ground floor purpose built open plan retail premises with the benefit of a modern aluminium framed display window with matching door and corner display frontage.

The internal accommodation comprises the following:

- > Open Plan Sales Area
- > Storage

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Total	51.36	553

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 **£9,000 per annum** are invited.

## 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 £6,500

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 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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