

# TO LET

## RETAIL UNIT

PROMINENT TOWN CENTRE  
LOCATION

EXTENSIVE RETAIL FRONTAGE

83.96 SQ. M. (904 SQ. FT.)

100% RATES REMISSION  
SUBJECT TO STATUS

OFFERS OVER £14,000 PER  
ANNUM



WHAT 3 WORDS

**46 CARRICK STREET, AYR, KA7 1NU**

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46 CARRICK STREET, AYR



The subjects are located on Carrick Street a prominent secondary pedestrianised town centre retailing area adjacent to Ayr High Street.

Shops in the area are occupied by a combination of local and national traders whilst the Ayr Gaiety Theatre is adjacent to the premises.

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

**FIND ON GOOGLE MAPS**





# Description

46 CARRICK STREET, AYR



The subjects comprise a prominent corner retail unit set within a two storey building formed in brick and slate.

Internal accommodation comprises the following:

- > Sales Area
- > Rear Storage
- > Shared W.c.

The property has a modern double retail frontage.

## Accommodation

|       | m <sup>2</sup> | ft <sup>2</sup> |
|-------|----------------|-----------------|
|       |                |                 |
| Total | 83.96          | 904             |

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 **£14,000 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 £10,700

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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