

# TO LET/ MAY SELL

## Substantial Retail Premises

Benefits from Class 3  
Bar/Restaurant consent

809.1 sq. m. (8,708 sq. ft.)

Offers over £65,000 per annum

May Sell - offers invited



WHAT 3 WORDS

**128 HIGH STREET, AYR, KA7 1PR**

**CONTACT:** Kevin N Bell BSc MRICS | [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 01292 267987 | [shepherd.co.uk](http://shepherd.co.uk)

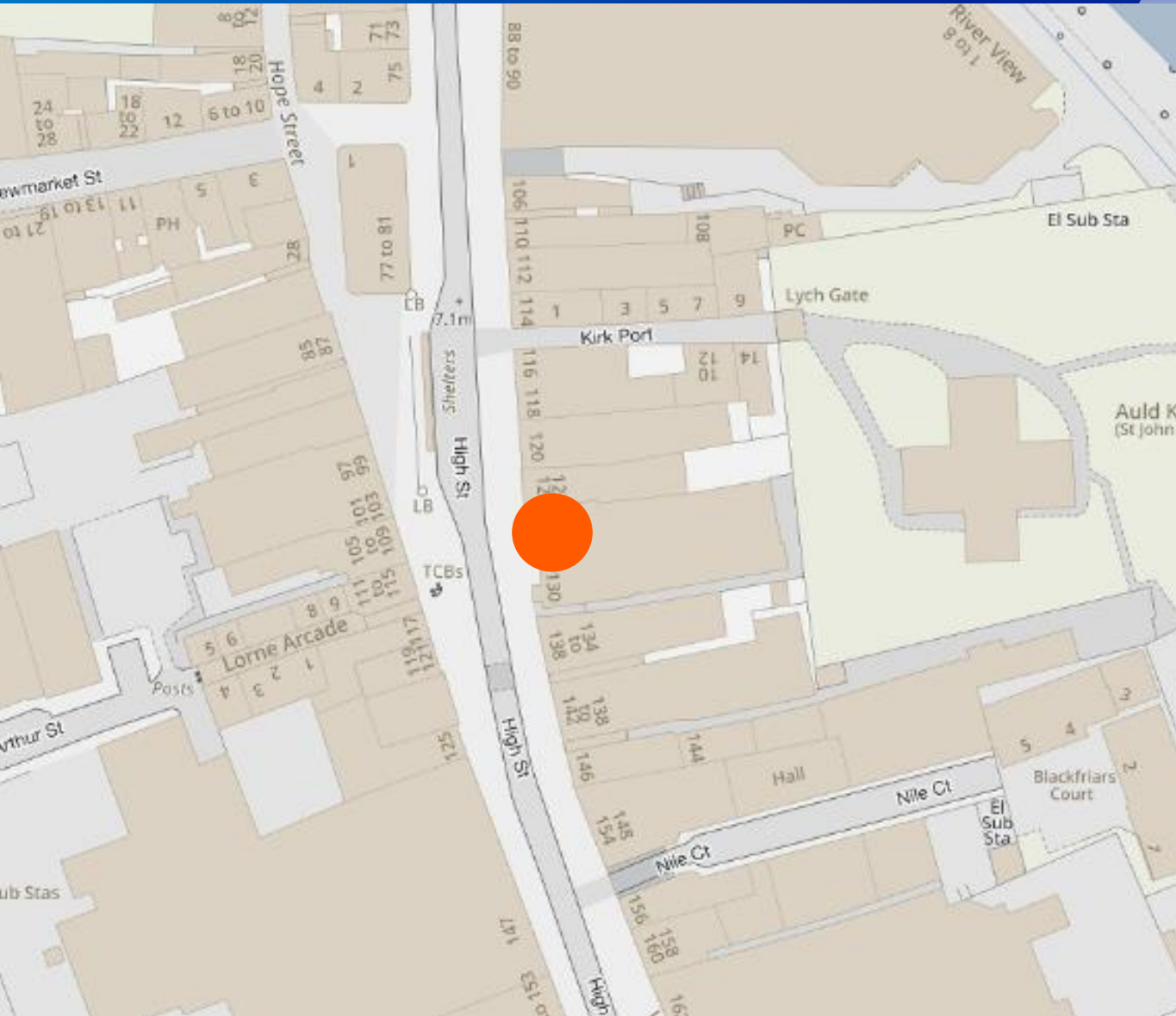






# Location

128 HIGH STREET, AYR

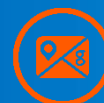
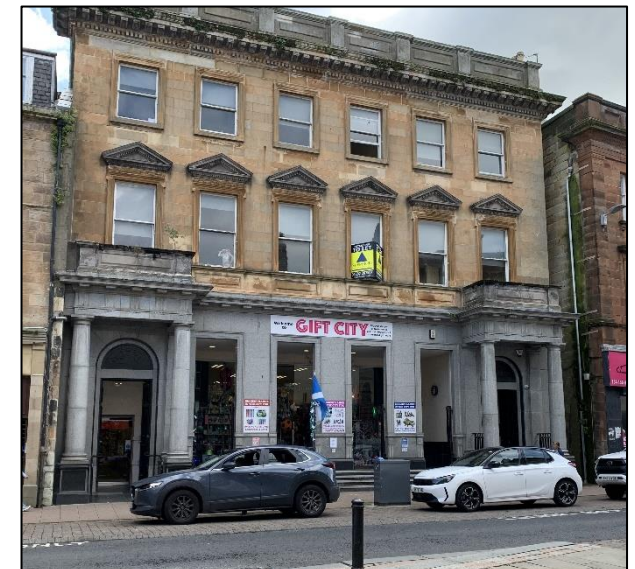


**The property is located in Ayr, the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.**

The unit is situated on Ayr's pedestrianised High Street in a prime retailing location.

A range of national multiples are located in the immediate area including Marks & Spencer, Bank of Scotland and Santander

On and off street parking is available within easy walking distance.



FIND ON GOOGLE MAPS



# Description

128 HIGH STREET, AYR



The subjects comprise substantial retail premises set within the ground floor of an attractive Category 'B' listed building dating back to the mid 19<sup>th</sup> Century formed in stone and slate. There is a substantial two storey extension to the rear of modern design.

The internal accommodation comprises the following:

## Ground Floor

- > Sales Area
- > Stock Room
- > Store Room

## Upper Floor

- > Additional Storage
- > Office
- > Tea Prep Area
- > Staff W.C.'s

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground	486.5	5,236
First	322.6	3,472
<b>Total</b>	<b>809.1</b>	<b>8,708</b>

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 over **£65,000 per annum** are invited.

## Purchase

May sell - offers are invited.

## Lease Terms

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

## Planning

South Ayrshire Council granted planning permission in principle for change of use from Class 1A (Retail) to Class 3 (Bar and Restaurant) on 2<sup>nd</sup> August 2022, full details are available upon request.

## Rateable Value

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

RV £44,100

## 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:



**Kevin N Bell BSc MRICS**  
[kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

**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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