



TO LET

**SUBSTANTIAL
RETAIL PREMISES**

PEDESTRIANISED TOWN
CENTRE LOCATION ADJACENT
TO AYR HIGH STREET
NEARBY OCCUPIERS INCLUDE
BOOTS, WH SMITH AND
NATIONWIDE

MAY SUB DIVIDE

SPACE AVAILABLE FROM
3,500 SQ. FT. - 17,250 SQ. FT.

RENTAL OFFERS INVITED



WHAT 3 WORDS

26 CARRICK STREET, AYR, KA7 1NS

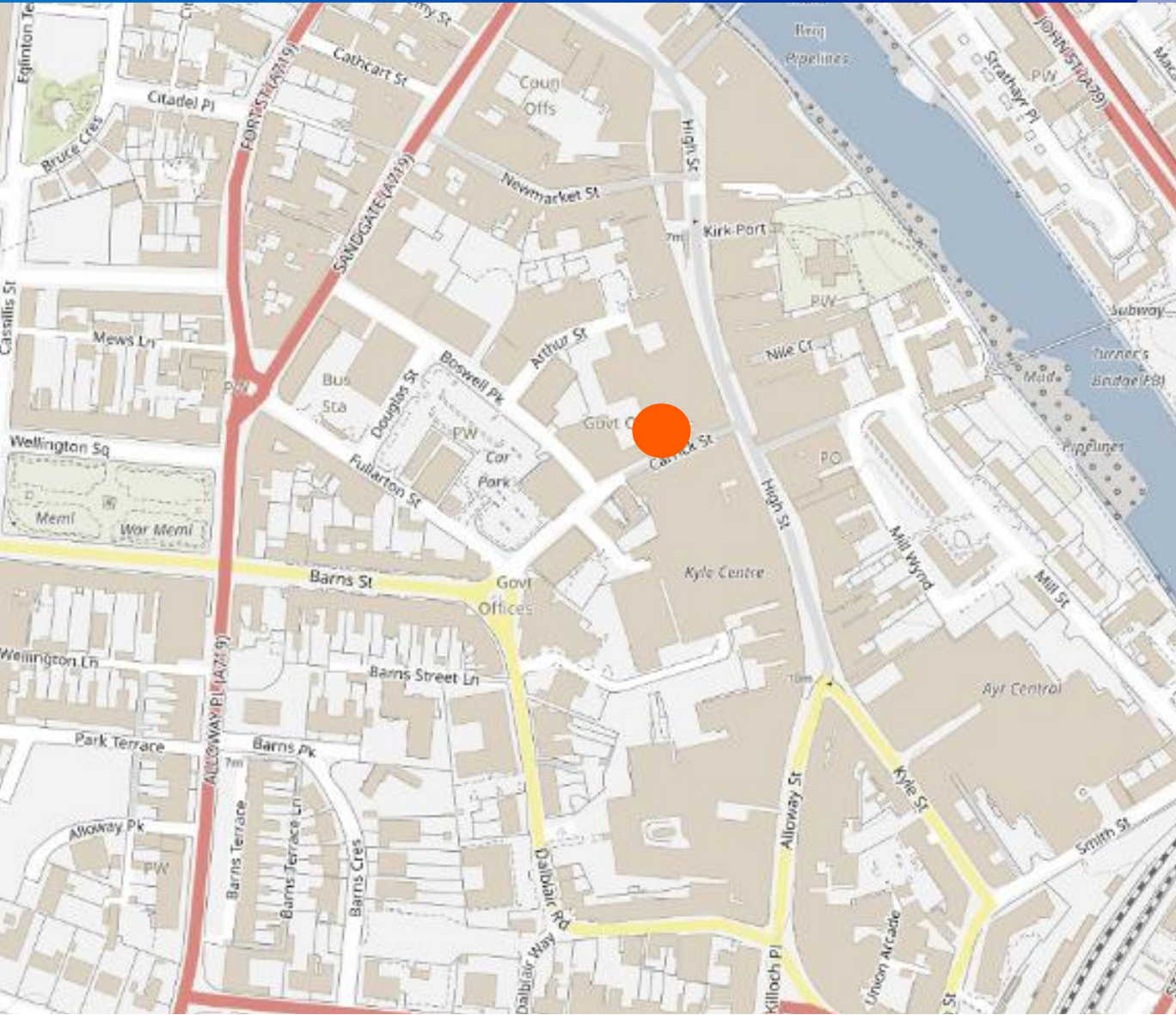
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

26 CARRICK STREET, AYR



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

The subjects enjoy an extensive frontage to Carrick Street a busy pedestrianised town centre location adjacent to Ayr High Street the town's prime retailing area.

The property is located opposite the Kyle Centre where planning consent has been granted for a multi screen cinema complex.

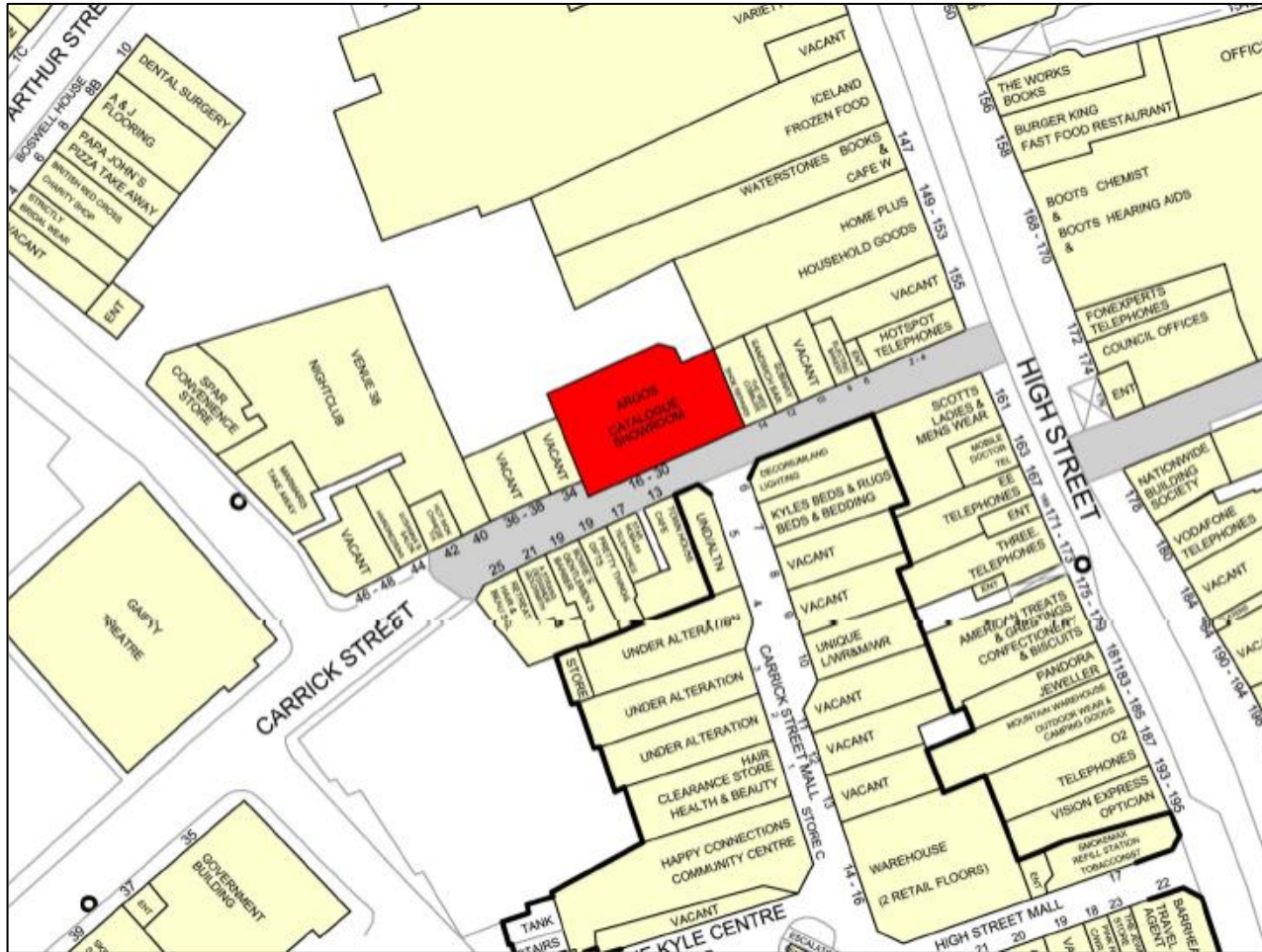


FIND ON GOOGLE MAPS



Description

26 CARRICK STREET, AYR



The subjects comprise a substantial former department store formed over four levels.

The property is available to let as a single unit or our clients may consider sub-division, further information available upon request

Accommodation

	m ²	ft ²
Ground	325.16	3,500
First Floor	492.38	5,300
Second Floor	441.29	4,750
Third Floor	343.74	3,700
TOTAL	1602.57	17,250

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

Rental offers 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 £33,100

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 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:



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk



Ross Jublin BSc MRICS
ross.jublin@egmproperty.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.

shepherd.co.uk