



TO LET

PRIME RETAIL UNIT

PROMINENT TOWN CENTRE
LOCATION

NEARBY OCCUPIERS INCLUDE
W H SMITHS, SPECSAVERS
AND GREGGS

68.4 SQ. M. (737 SQ. FT.)

OFFERS OVER £16,000 PER
ANNUM



WHAT 3 WORDS

212 HIGH STREET, AYR, KA7 1RQ

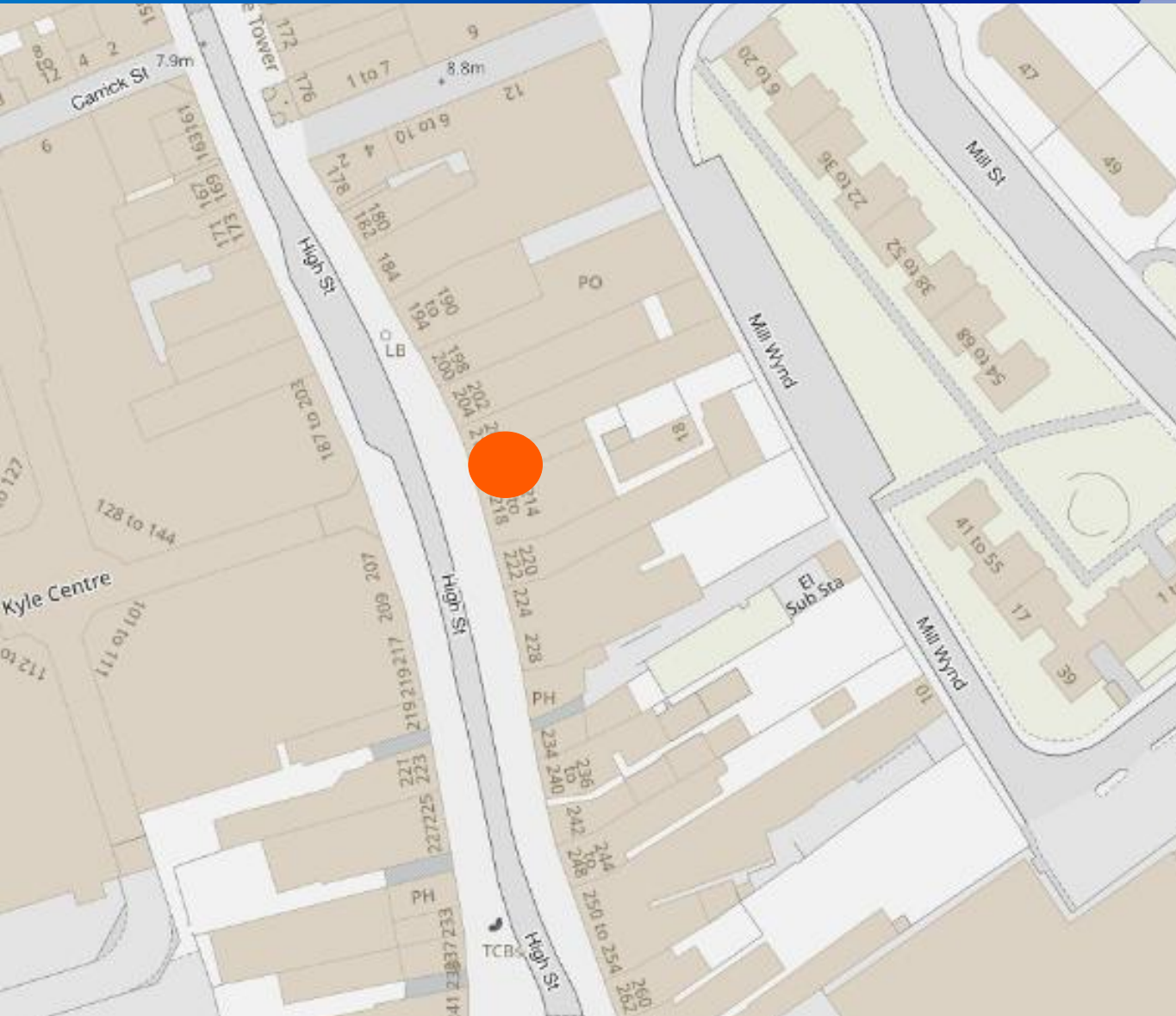
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location

212 HIGH STREET, AYR



The subjects are located in a prime retailing location on Ayr High Street with nearby occupiers including W H Smith, Specsavers, Savers and Greggs.

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



FIND ON GOOGLE MAPS



Description

212 HIGH STREET, AYR



The subjects comprise a retail unit on the ground floor of a 4 storey red sandstone tenement surmounted by a pitched roof clad in slate.

The subjects benefit from a traditional retail frontage with internal accommodation comprising a regular shaped sales area with staffroom, w.c.'s and store to the rear.

Accommodation

	m ²	ft ²
Total	68.4	737

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 **£16,000 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

Partial rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme in the financial year 2023/24.

Energy Performance Certificate

The property has a current energy rating of "G 278".

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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Kevin N Bell BSc MRICS

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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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