



TO LET

RETAIL UNIT

HIGHLY VISIBLE PROMINENT
TOWN CENTRE LOCATION

TRADITIONAL DOUBLE
FRONTED RETAIL UNIT

58.3 SQ. M. (628 SQ. FT.)

EXTENSIVE BASEMENT
STORAGE

OFFERS OVER £6,000 P.A.



WHAT 3 WORDS

1 NEW BRIDGE STREET, AYR, KA7 1JX

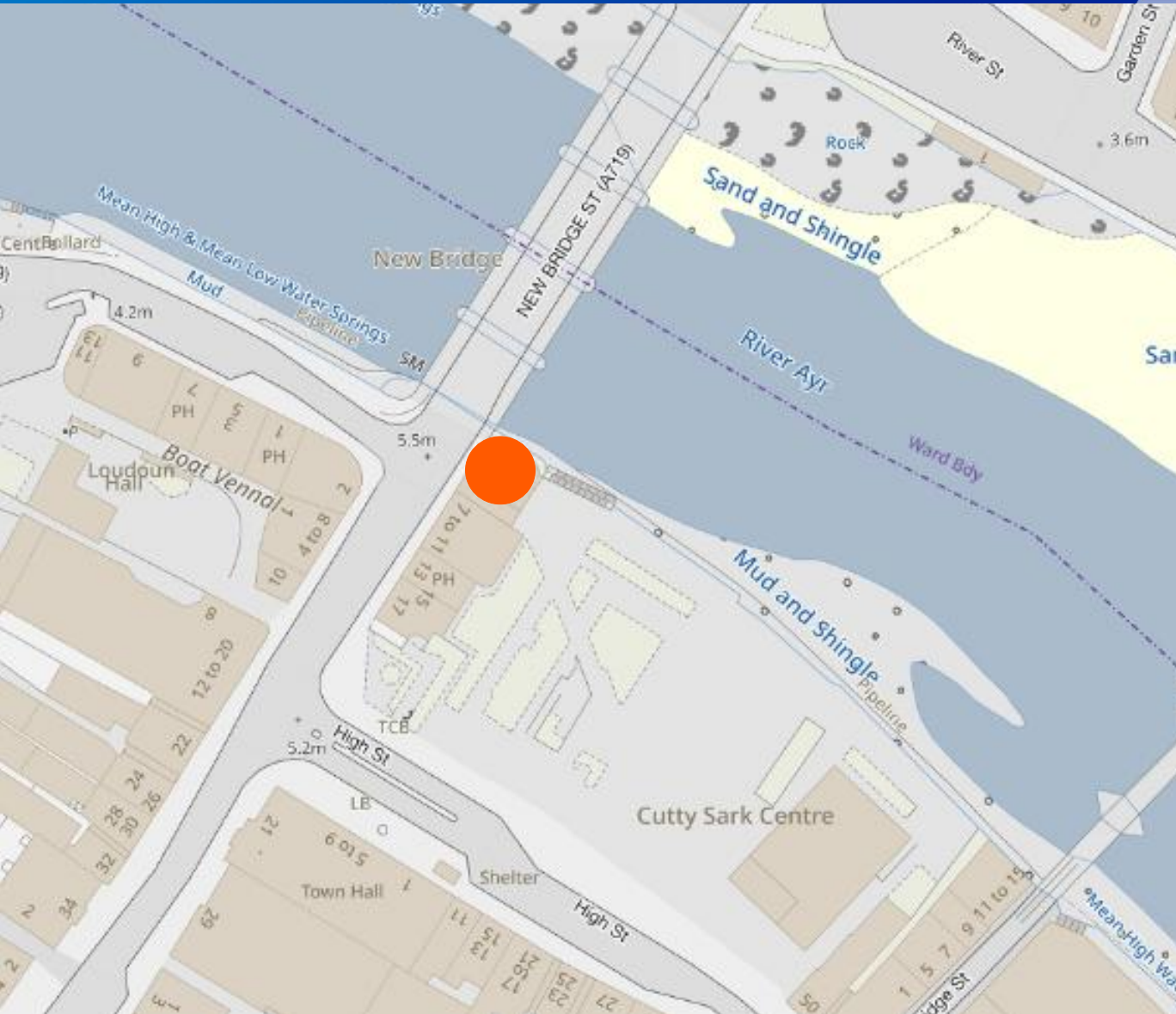
CONTACT: Arlene Wallace | a.wallace@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location and Description

1 NEW BRIDGE STREET, AYR



Location

Ayr is located on the Clyde Coast around 40 miles south-west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000.

Ayr is the main shopping and administrative centre for the area and in addition, it is a traditional Clyde Coast holiday resort. Consequently, the town benefits from a wide range of services and facilities.

The property occupies a prominent location on New Bridge Street which carries a high traffic volume into Ayr town centre from the north.

Description

The subjects comprise a corner double fronted ground floor retail unit with basement within a 3 storey attic and basement corner property formed in stone and slate.

The unit enjoys a highly prominent corner location.

Internal accommodation comprises the following:

- > Sales Area
- > Rear Staff Kitchen
- > W.C.

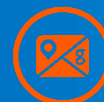
The property also benefits from an extensive basement with its own separate access via the neighbouring pend.

Accommodation

	m ²	ft ²
Ground	32.9	355
Basement	25.4	273
Total	58.3	628

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

Description



FIND ON GOOGLE MAPS



Rental

Offers over **£6,000 per annum** are invited.

Lease Terms

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

Rateable Value

The subjects are currently entered in the Valuation Roll as follows:-

RV £3,900

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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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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