



19 High Street, Maybole, KA19 7AB

- Prominent town centre location
- Adjacent to public car park
- Substantial retail accommodation
- 435.84 sq m (4,692 sq ft)

The subjects comprise a substantial ground and first floor retail unit contained within a two-storey end-terraced building of concrete frame construction beneath a flat roof clad in mineral-style felt, interconnecting to a single-storey rear extension of concrete construction, rendered externally, beneath a flat roof also clad in mineral-style felt.

Retail access is via two electric roller shutter doors to the front, revealing a full width glass shop frontage. Further emergency and loading access is available to the rear.

The internal accommodation comprises of a large open plan retail floor with associated ancillary storage areas on the ground floor, including offices, food preparation areas and toilets. Staff accommodation, toilets and a further office are offered on the first floor.



LOCATION

Maybole is located within South Ayrshire, situated approximately six miles south-west of Ayr, 13 miles north-east of Girvan and 44 miles south-west of Glasgow, connected by the A77 / M77 trunk road which now bypasses the outskirts of the town.

Maybole is connected to both Ayr and Stranraer by road via the A77 and the town further benefits from regular bus and rail services.

The subjects front directly onto High Street, situated to the east side of the B877 between the junctions of Kirk Wynd and John Knox Street. Surrounding occupiers are mixed in terms of commercial and residential occupiers, with commercial occupiers mainly comprising of local traders.

SIZE

| Floor | Sq Ft | Sq M |
|-----------------------|--------------|---------------|
| Ground - Retail Sales | 2,976 | 276.45 |
| Ground - Warehouse | 1,432 | 133.01 |
| First Floor | 284 | 26.38 |
| Total | 4,692 | 435.84 |

RENT

£18,000 per annum.

TENURE

Leasehold. The premises are offered on Full Repairing and Insuring terms.

RATES

The current rateable value is £21,100. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Retail

VAT

The rental is quoted exclusive of VAT. VAT is payable upon the rent and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

EPC

EPC rating 'B'. Certificate available on request.

To arrange a viewing contact:



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IMPORTANT NOTICE

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