



## MODERN RETAIL PREMISES

- > MODERN SHOP UNIT
- > ON EDGE OF CORE RETAILING AREA
- > FLEXIBLE LEASE TERMS
- > NIA 88.2 SQ. M. (949 SQ. FT.)
- > RENT £10,000 P.A.

TO LET

**55 SANDGATE, AYR, KA7 1DA**

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## LOCATION

The subjects are located on Sandgate, a prominent secondary retailing location within Ayr town centre. Nearby retailers include Coral, Co-op and Wetherspoons. Sandgate is a one-way street which carries traffic through Ayr town centre from north to south and which is busy at most times of day.

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

## THE PROPERTY

The subjects comprise a retail shop unit occupying part of the ground floor of a modern three storey and attic property formed in brick and slate with single storey projection to the rear.

Previously occupied by R S McColl the internal area has been stripped back to a shell condition. Open plan front sales area, rear stores and toilet are provided.

## RATING ASSESSMENT

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

RV £11,500

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.

## LEASE TERMS

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

## RENT

Rental offers over **£10,000 per annum** are invited.

## 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.

## VALUE ADDED TAX

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.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.

55 SANDGATE, AYR

ACCOMMODATION	SqM	SqFt
<b>TOTAL</b>	<b>88.2</b>	<b>949</b>

The above area has been calculated on a net internal area basis.



**For further information or viewing arrangements please contact the sole agents:**

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