

233/237 HIGH STREET, AYR, KA7 1RB



TOWN CENTRE RESTAURANT INVESTMENT





- Large Frontage
- Ground, Basement & 1st
- 2,214sq ft
- Private Parking
- Let To "Black Rooster Peri Peri"
- Passing Rent: £32,000p.a
- Fixed Increase To: £35,000p.a.
- Expiry: 8th July 2036
- Sale: Price on Application

#### LOCATION

The property is situated on the north side of High Street, at its junction with Alloway Street within Ayr town centre.

Ayr is a popular coastal market town with a population of circa 46,000 persons and is the principal commercial town in Ayrshire benefiting from excellent transport links. Ayr is situated on the forth of Clyde with the A77 running to the East connecting with Kilmarnock 12 miles north east and Glasgow approx 30miles north East. Neighbouring occupiers include William Hill, Betfred, Greggs, Barclays and SpecSavers.

#### PROPERTY

The property comprises a prominent ground, basement and first floor unit set within a larger sandstone tenemental building surmounted by a pitched roof.

Benefitting from a prominent frontage, the unit offers twin substantial display windows with access gained via a partially recessed glazed entrance door. Opening to an open plan sales area, the property benefits from a fit-out in accordance with the tenants specification with partitions erected to form w.c. facilities and store. Access to the basement and first floor is gained via internal stairwells offering ancillary storage, office and staff area.

#### AREA

The property has been measured on a net internal area basis and calculated to extend to the following floor areas:

Ground: 139.11sqm (1,497sq ft)

Basement: 47.3sqm (509sq ft)

1st Floor: 19.32sqm (208sq ft)

**Total: 205.73sqm (2,214sq ft)**

#### NAV/RV

The property has been entered onto the valuation roll with the following NAV/RV;

£25,400 (Effective 1st April 2023)







#### EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: AJB Scotland Ltd t/a "Black Rooster Peri Peri"

Expiry: 8th July 2036

Passing Rent: £32,000p.a

Fixed Rent Increase: £35,000p.a on 9th July 2024

Rent Review: 2026 & 2031

#### PRICE

Our client will dispose of their freehold interest, price on request

#### V.A.T.

Figures quoted are exclusive of V.A.T

#### E.P.C.

Available on request

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.