








FOR SALE

Retail Investments

 95 & 97 Main Street,
Ayr, KA8 8BU

-  **Prominent Location**
-  **Busy thoroughfare**
-  **Income of £8,800 pa**
-  **Offers over £80,000**
-  **Net Initial Yield 11%**
-  **No VAT payable**

kirkstone

PROPERTY CONSULTANCY

www.kirkstoneproperty.com



Viewing by appointment with the sole selling agents;

Kirkstone Property Consultancy
Suite 2/3, West George Street, Glasgow, G2 1BP

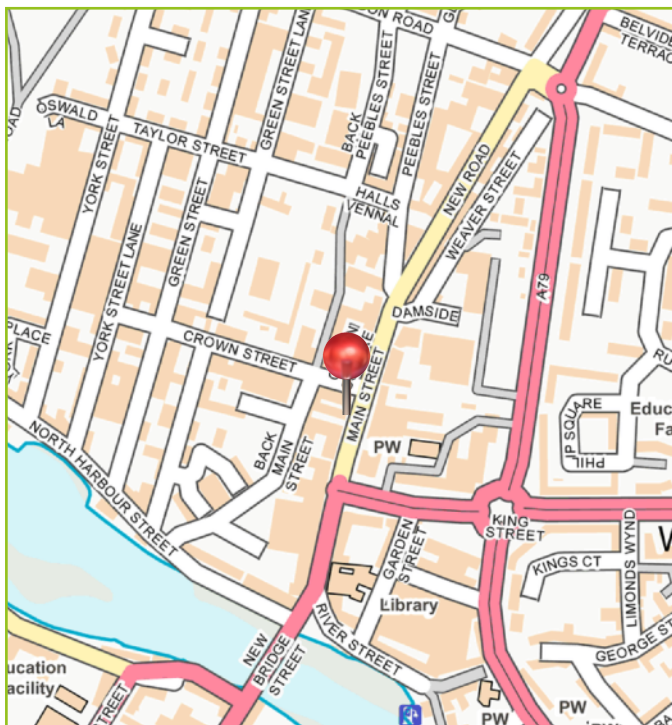
0141 291 5786



Location

Ayr is a town situated on the southwest coast of Scotland. It is the administrative centre of the South Ayrshire council area and the historic county town of Ayrshire. The town sits approximately 37 miles south west of Glasgow, 15 miles south west of Kilmarnock and can be accessed by the main arterial route of the M77 motorway.

The properties are situated on the west side of Main Street, at its junction with Crown Street. Frequent bus services operate on Main Street with Ayr Rail Station taking around 3 minutes' drive. Nearby occupiers include Aldi, Farmfoods, William Hill and Carnegie Library.



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Description

The subjects comprise two ground floor retail units contained within a parade of shops of masonry construction under a pitched and slated roof.

Unit 95 - Internally, the retail space is rectangular in shape. The property is currently trading as a vape and tobacco shop. To the rear there is a kitchen and staff welfare facilities. The floor throughout the space is covered in tiles. The walls are of plaster/paint and the ceilings incorporate spot lighting. Space heating is provided electrically.

Unit 97 - Internally, the retail space is rectangular in shape. The property is currently trading as a ladies hair salon. To the rear there is a kitchenette and staff welfare facilities. The floor throughout the space is covered in tiles. The walls are of plaster/paint and the ceilings incorporate fluorescent strip LED lighting. Space heating is provided electrically.

Accommodation

Unit	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
95	Sales, ancillary space & storage	38.92	419
97	Sales, ancillary space & storage	27.16	292

Offers

Offers over £80,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold) subject to the lease agreements in place. Based on a combined rental income of £8,800 per annum, a purchase at this level would reflect a net initial yield of 11%.

Tenancy

Unit 95 is let on a 5 year lease that commenced 01/12/23 and expires 30/11/28. The passing rent is £5,200 per annum. There are no break options in the lease.

Unit 97 is let on a 3 year lease that commenced 02/06/23 and expires 01/06/26. The passing rent is £3,600 per annum. There are no break options in the lease.

Rateable Value

According to the Scottish Assessors Association, the subjects have Rateable Values of;

Unit 95 - £4,200 effective from 1st April 2023.
Unit 97 - £3,100 effective from 1st April 2023.

Energy Performance

Copies of the Energy Performance Certificates (EPC) are available upon request.

VAT

The properties have not been elected for VAT and therefore VAT will not be payable on the purchase price.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any registration dues and LBTT.

